



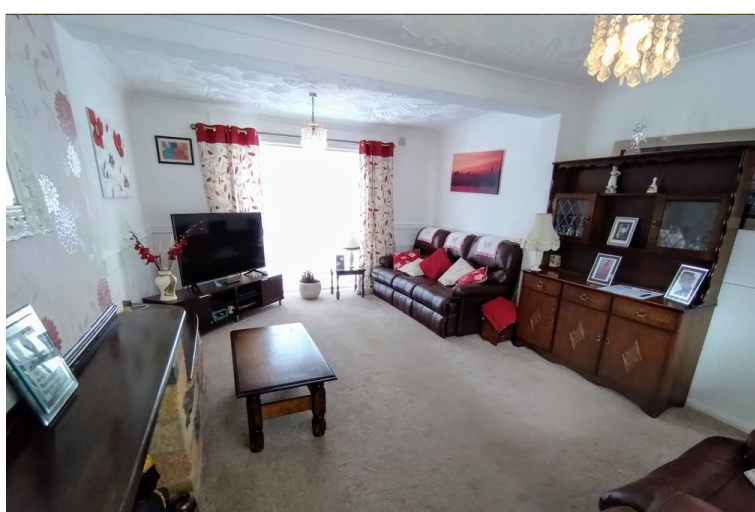
**Hillary Road**  
**Kidsgrove, ST7 4DN**

- SEMI DETACHED HOUSE
- HALL, LOUNGE, 18' KITCHEN/DINING ROOM
- WITHIN A POPULAR LOCATION
- THREE GOOD SIZED BEDROOMS
- NO CHAIN
- FAMILY BATHROOM
- GOOD SIZED PLOT
- UPVC D/GLAZING & GAS C/HEATING

**£180,000**







## Property Description

### INTRO

Located within a popular residential location a semi detached house with no chain, situated on a good sized plot, comprising, hall, good sized lounge with patio doors, a 18' kitchen/dining room, three good sized bedrooms, a first floor bathroom. Externally landscaped gardens to the front and rear with plenty of parking spaces. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, good road and rail links, yet with Countryside on the door step. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4DN. Turn off Brights Road and in to Hillary Road, the property can be found on the right hand side, as identified by our for sale sign.





#### ENTRANCE HALL

Entered through a UPVC door which has glazed panels. Window to the front elevation. Staircase to the first floor. Radiator.

#### LOUNGE

18' 7" x 12' 8" (5.66m x 3.86m)

Window to the front elevation. Fireplace and gas fire. Patio doors to the rear. Radiator.

#### KITCHEN/DINER

18' 5" x 9' 5" (5.61m x 2.87m)

Window to the side elevation. Patio doors to the rear garden. A range of wall and base units, single drainer sink, worksurfaces, built in double oven, gas hob. Splash back tiling. Understairs store. Rear access door.



#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

#### BEDROOM ONE

11' 7" x 10' 5" (3.53m x 3.18m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

12' 9" x 7' 10" (3.89m x 2.39m)

Window to the rear elevation. Radiator.



#### BEDROOM THREE

9' 6" x 8' 9" (2.9m x 2.67m)

Window to the front elevation. Radiator.

#### BATHROOM

Window to the front elevation. Suite comprising: panelled bath with electric shower over, low level W.C, wash hand basin. Radiator.

#### EXTERNALLY

##### FRONT

A garden laid to lawn with gravel borders to the side. A driveway provides off road parking. A further garden area to the side of the driveway.

##### REAR GARDEN

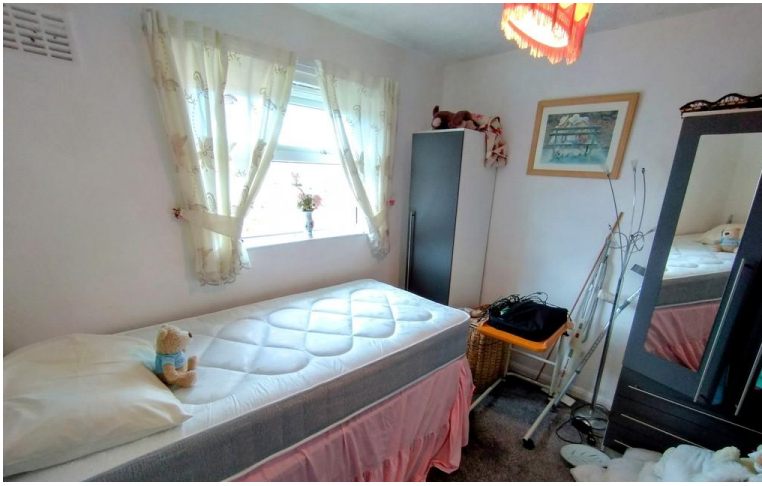
With a patio area and garden, shrub borders.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk







#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements