



**Gloucester Road**  
**Kidsgrove, ST7 1EL**

- DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- TWO BEDROOMS, WET/SHOWER ROOM
- UPVC D/G, GAS C/H
- DETACHED OUTBUILDING/POTENTIAL GARAGE

**£187,500**





## Property Description

### INTRODUCTION

A detached bungalow For Sale with no chain, comprising, entrance hall, lounge/dining room, kitchen, master bedroom with fitted wardrobes, bedroom two, a shower/wet room. Externally a block paved driveway to the front and side, leading to the rear garden. A detached brick built former garage/outbuilding. UPVC double glazing & gas central heating. The property is located within easy access to amenities and road/rail links close by to Kidsgrove and surrounding towns. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1EL. From Tesco proceed to the traffic lights turning right in to Gloucester Road. Going under the bridge take the first exit on the roundabout. Proceed along Gloucester Road and the property can be found on the right hand side, as identified by our for sale sign.



#### HALLWAY

Entered through a UPVC door. Storage cupboard housing the wall mounted gas boiler. Coving to the ceiling. Radiator. Access to the loft with ladders.

#### LOUNGE/DINER

16' 7" x 10' 9" (5.05m x 3.28m)

Bow window to the front elevation. Tiled fireplace with wood mantle. Coving to the ceiling.

#### KITCHEN

9' 8" x 8' (2.95m x 2.44m)

Window to the rear elevation. A range of wall and base units, one and a half bowl sink and drainer, worksurface. Built in oven/grill, electric induction hob with extractor over. Space for fridge freezer and washer. Tiled walls, coving to the ceiling, radiator. Side access door.



#### BEDROOM ONE

11' 5" x 9' 1" (3.48m x 2.77m)

Fitted wardrobes, radiator. Patio doors to:

#### CONSERVATORY

11' 5" x 9' (3.48m x 2.74m)

Dwarf wall construction. UPVC windows, access door to the side. Tiled floor.



#### BEDROOM TWO

9' 11" x 8' 4" (3.02m x 2.54m)

Window to the front elevation. Radiator.

#### SHOWER ROOM

6' 6" x 5' 5" (1.98m x 1.65m)

Window to the side elevation. Suite comprising: shower with folding screen, low level W.C, wash hand basin. Tiled walls and floor. Store cupboard. Chrome towel radiator.

#### EXTERNALLY

##### FRONT

Behind a wall and railings is a low maintenance gravel garden. Block paved drive provides off road parking. Double gates to the side of the property which lead to:

##### OUTBUILDING

17' 5" x 8' 5" (5.31m x 2.57m)

Formerly the garage. A brick construction with a pitched tiled roof. Entered through a UPVC door. Windows to both the front and side elevations.

##### REAR

Behind a fence boundary are gravel areas with planting borders. Steps lead to a lawn garden.





#### 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 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

#### EPC RATING (PDF available online)

Current: Potential:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and any responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide. This plan is for illustrative purposes only and should be done as such by any prospective purchaser or tenant. The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with 'House Builder'



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