

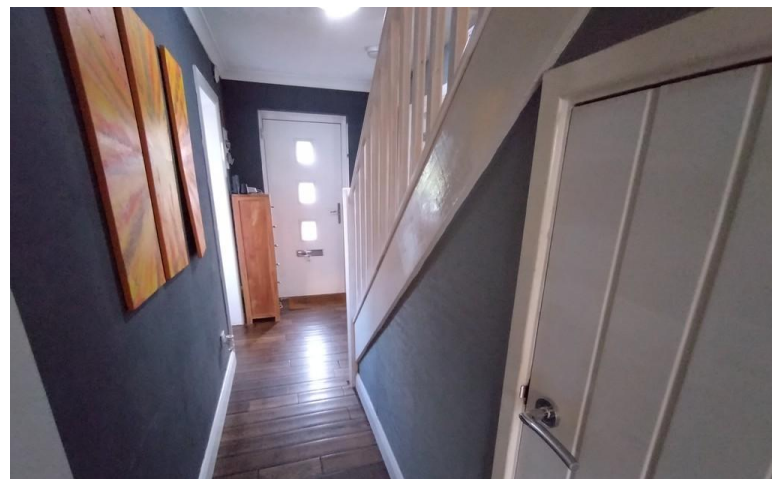
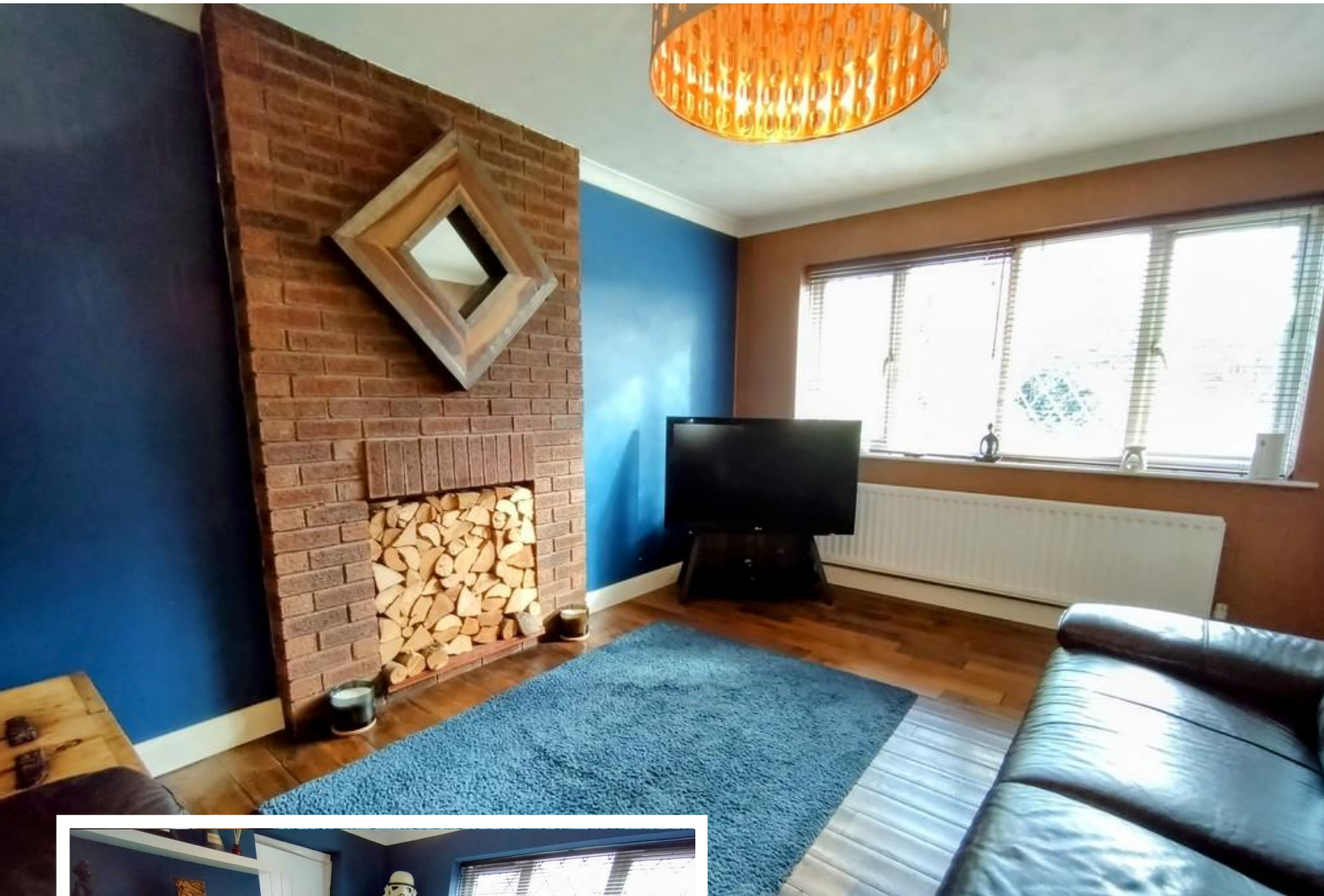


**Tawney Close**  
**Kidsgrove, ST7 4EN**

- A 4 BED DETACHED RESIDENCE
- STUNNING SPECIFICATION
- SPACIOUS RESIDENCE, EXTENDED
- WELL REGARDED LOCATION
- HALL, LOUNGE, SNUG/DINING ROOM
- 27' KITCHEN/DINING ROOM
- UTILITY/ CLOAKS/W.C
- 4 BEDROOMS, ENSUITE & BATHROOM

**£340,000**





## Property Description

### INTRO

**\*VIEWING STRONGLY ADVISED\*** A very spacious, extended, and beautifully presented detached house which must be viewed to be fully appreciated! Comprising; hall, lounge, snug/dining room, a 27' kitchen/dining room with french doors, utility, cloaks/w.c, four bedrooms, enusite & dressing room, a family bathroom. Externally a front garden, garage, rear garden. UPVC double glazing & gas central heating. The property is located within easy access to all amenities close by, schools, shopping, Birchenwood Country Park, good road and rail links. A cul de sac location. Viewing essential without delay!

### DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST7 4EN. Turn into Tawney Close and the property can be found on the left hand side as identified by our For Sale sign.

### ACCOMMODATION



#### ENTRANCE HALL

A composite front entrance door. Staircase to the first floor, with useful understairs store cupboard. Radiator. Walnut flooring. Coving.

#### LOUNGE

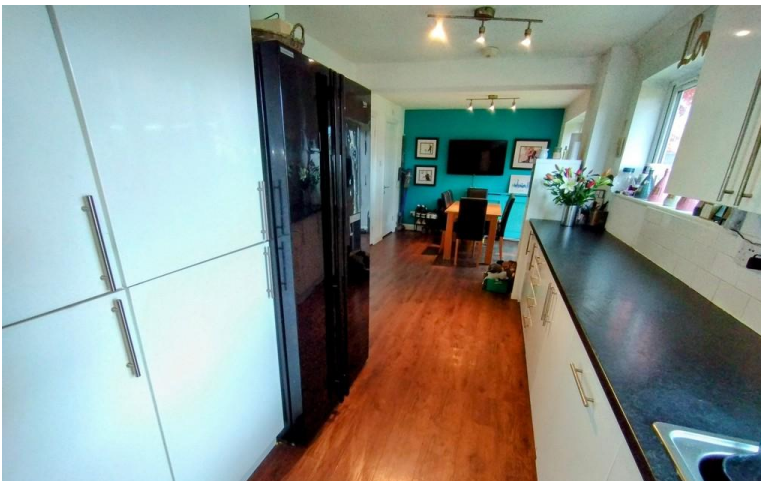
14' 9" x 10' 5" (4.5m x 3.18m)

Window to the front, radiator. Walnut flooring.

#### SNUG/DINING ROOM

9' 5" x 9' 6" (2.87m x 2.9m)

Window to the front, radiator. Walnut flooring.



#### KITCHEN/ FAMILY ROOM

27' 1" x 8' 7" (8.25m x 2.62m)

High gloss base and wall mounted cupboard units with worksurfaces above. Stainless steel sink with chrome mixer tap. Integral electric oven, hob and extractor hood. Space for large fridge/freezer and dishwasher. Splash back tiling. Amtico flooring. Radiators. French doors to the rear garden. Window to the rear. Two radiators.

#### UTILITY ROOM

4' 7" x 4' 4" (1.4m x 1.32m)

High gloss wall units with worktop. Space for a washing machine and tumble dryer. Amtico flooring. Radiator.



#### CLOAKS/W.C

Low level W.C and pedestal sink. Chrome heated towel rail. Amtico flooring. Extractor. Window with obscured glass.

#### FIRST FLOOR LANDING

Access to the loft.

#### BEDROOM ONE

17' 2" x 9' 8" (5.23m x 2.95m)

Window to the front, radiator. Leads to the Ensuite and Dressing Room. Access to the loft. Coving.



#### ENSUITE

Enclosed shower cubicle, low level W.C and pedestal sink. Chrome heated towel rail, ceiling extractor fan. Tiled floor, part tiled walls. Window with obscured glass to the side.

#### DRESSING ROOM

9' 8" x 5' 2" (2.95m x 1.57m)

Window to the rear, radiator. Fitted wardrobes.

#### BEDROOM TWO

13' 4" x 10' 1" (4.06m x 3.07m)

Window to the front, radiator. Fitted wardrobes.



#### BEDROOM THREE

10' 1" x 9' 5" (3.07m x 2.87m)

Window to the rear, radiator.

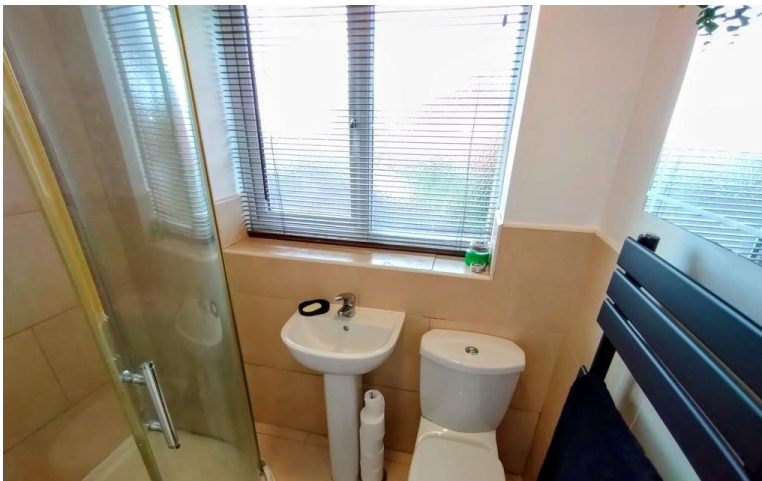
#### BEDROOM FOUR

9' 9" x 7' 1" (2.97m x 2.16m)

Window to the front, radiator. Storage cupboard.

#### BATHROOM

A white suite with paneled bath, low level W.C and pedestal sink. Tiled flooring, and part tiled walls. Window with obscure glass.



#### EXTERNALLY

##### FRONTAGE

A tarmac driveway with parking for several cars. Laid to lawn garden, with hedge and enclosed with a wall. Gate access to the side.

##### GARAGE

15' 4" x 9' 9" (4.67m x 2.97m)

Electronic roll up front door. Power and lighting. Internally boarded. UPVC external side access door and window.

##### REAR GARDEN

Laid to lawn garden with mature shrubs and trees, a decked area and enclosed with fencing etc.



#### 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](mailto: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 .

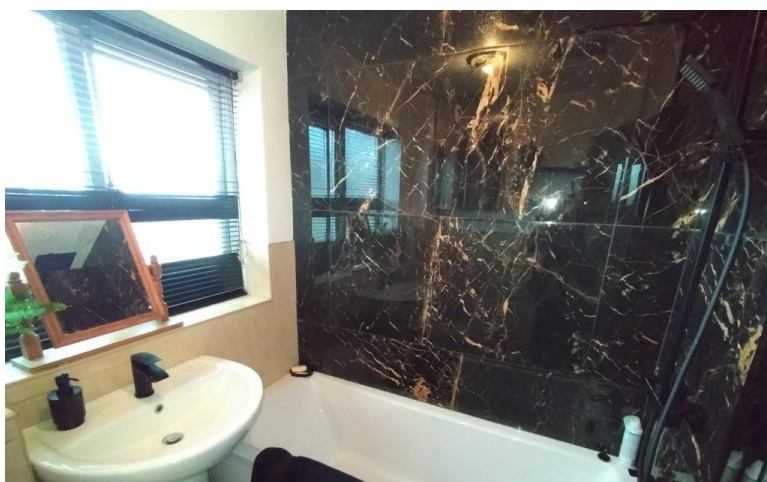
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND C

#### 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 and 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