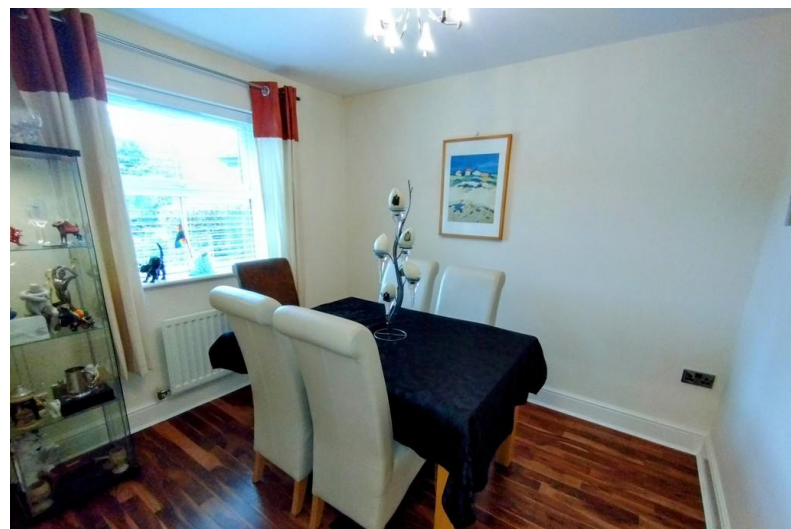




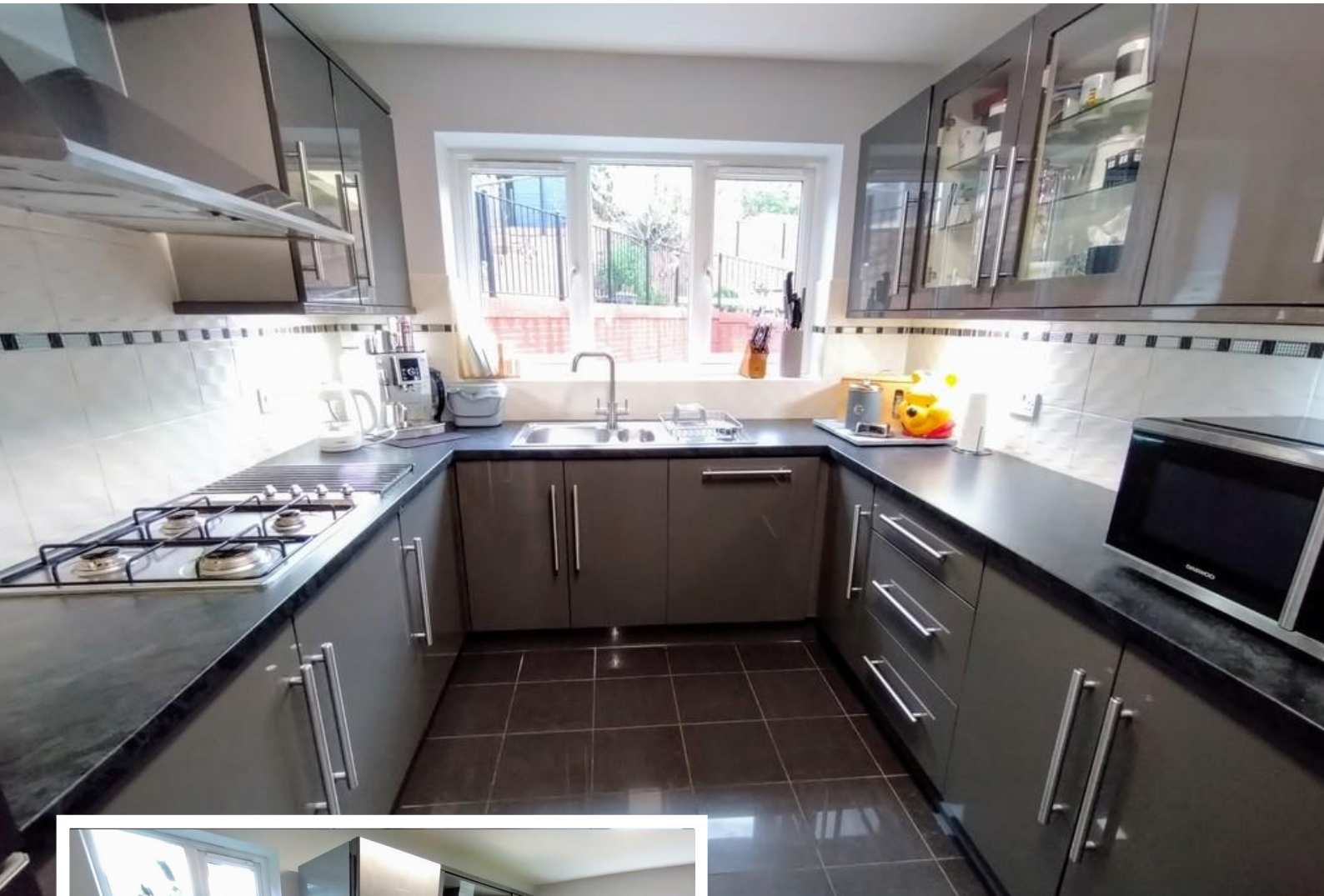
## The Lovatts Kidsgrove, ST7 4FH

- BEAUTIFULLY PRESENTED
- DETACHED RESIDENCE
- WELL REGARDED LOCATION
- APPEALING LAYOUT THROUGHOUT
- HALL, LOUNGE WITH FRENCH DOORS
- UPDATED BREAKFAST KITCHEN
- CLOAKS/W.C, UTILITY
- 4 BEDROOMS, ENSUITE & BATHROOM

**£370,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer for sale a beautifully presented detached residence within a well regarded location, with a very appealing layout & specification. Upon internal inspection buyers will be very impressed to see a good size lounge with french doors a multi stove, an updated breakfast kitchen, utility, cloaks/w.c, dining room, integral garage, 4 good size bedrooms, ensuite & a bathroom. Externally a good sized landscaped garden plot with a lawned frontage, double driveway. A lovely landscaped lawn garden leading to the tiered sections landscaped nice to look over garden. A super convenient location for all amenities yet a pleasant cul de sac location. Viewing imperative. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4FH. Turn in to the cul de sac and the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL



Entered through a UPVC door. Staircase to the first floor.  
Timber wood floor, radiator.

#### CLOAKROOM

Low level W.C, wash hand basin.

#### DINING ROOM

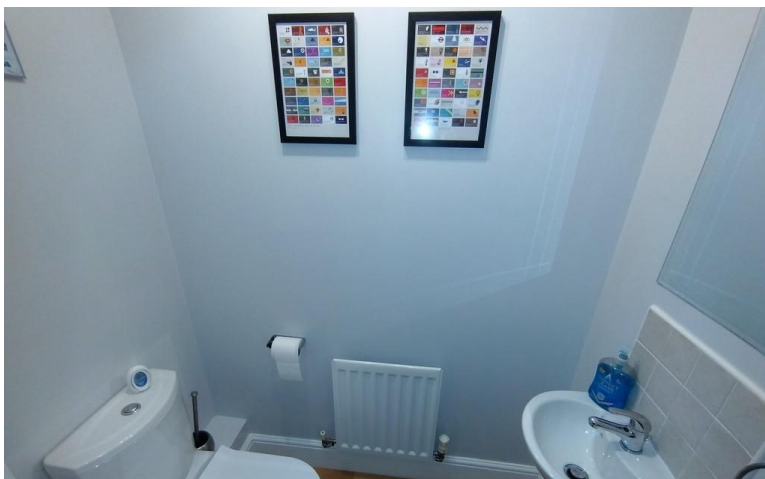
9' 8" x 8' 8" (2.95m x 2.64m)

Window to the front elevation. Radiator.

#### LOUNGE

14'7 x 13'9

Window to the rear elevation. Inset stove. Timber wood floor. Radiator. French doors to the rear garden. Fitted Multi stove to provide extra heating and a focal point.



#### KITCHEN/BREAKFAST ROOM

14' x 8' 7" (4.27m x 2.62m)

Window to the rear elevation. A range of wall and base units, worksurfaces, single drainer sink. . Built in double oven, gas hob with extractor over. Integrated dishwasher. Ceramic tiled floor. Radiator. Window to the rear and side. Space for breakfast table and tall fridge freezer. Door to.

#### UTILITY ROOM

5' 1" x 5' 1" (1.55m x 1.55m)

A range of wall and base units, worksurface. Wall mounted gas central heating boiler. External access door.



#### FIRST FLOOR LANDING

Access to the loft. Radiator. Doors to:

#### BEDROOM ONE

11' 9" x 10' 6" (3.58m x 3.2m)

Window to the front elevation. Built in wardrobes. Radiator. Door to:

#### ENSUITE

Window to the front elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin, splash back tiling. Chrome towel radiator.



#### BEDROOM TWO

11' 9" x 10' 6" (3.58m x 3.2m)

Window to the front elevation. Radiator.

#### BEDROOM THREE

11' 4" x 8' 3" (3.45m x 2.51m)

Window to the front elevation. Radiator.

#### BEDROOM FOUR

9' 7" x 9' 3" (2.92m x 2.82m)

Window to the rear elevation. Radiator.





#### BATHROOM

Window to the side elevation. Suite comprising: panelled bath with over bath shower, low level W.C, wash hand basin. A chrome towel radiator. Extractor fan, splash back tiling.

#### EXTERNALLY

##### FRONT

Landscaped garden laid to lawn with shrub borders. Double width drive provides off road parking. Electric car charger point. Access to the side of the house.



#### INTEGRAL GARAGE

17' 3" x 7' 3" (5.26m x 2.21m)

Up and over front door. Electric light and power.

##### REAR

A good sized garden. Tiered shrub borders with wrought iron feature. Paved patio. Outside tip. Storage area to the side of the property.

#### 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.



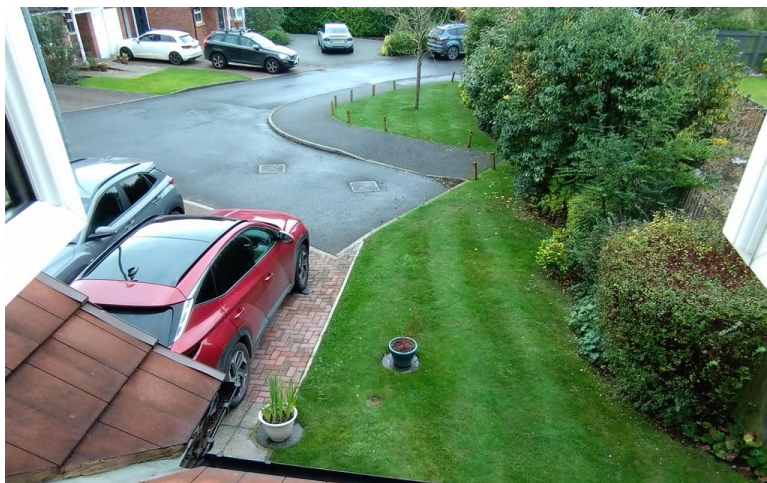


Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

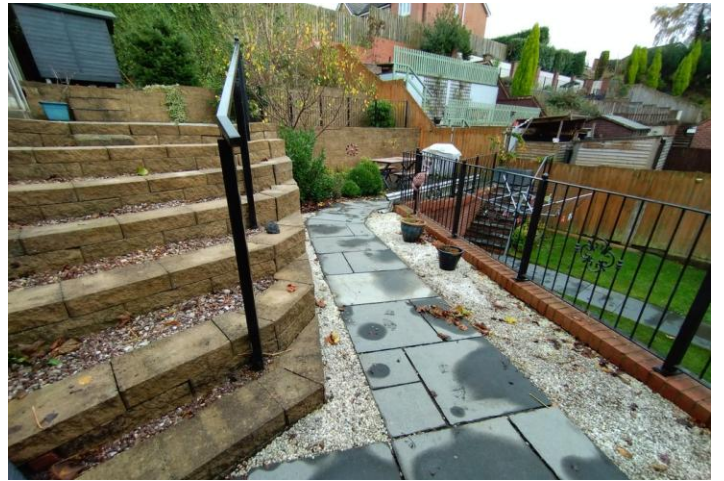
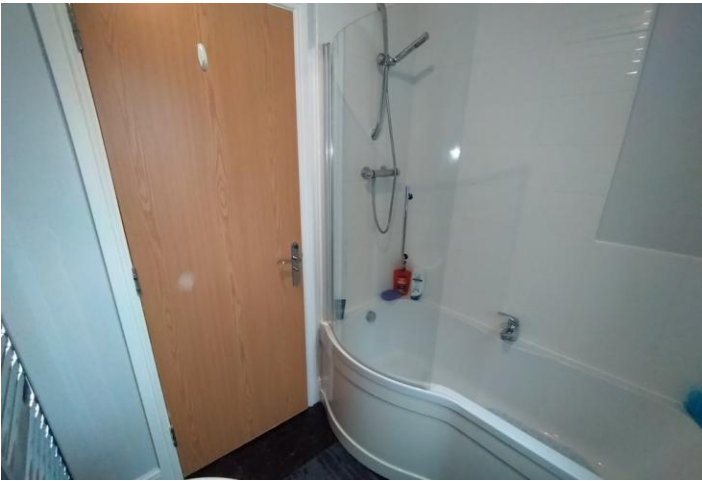
LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND E

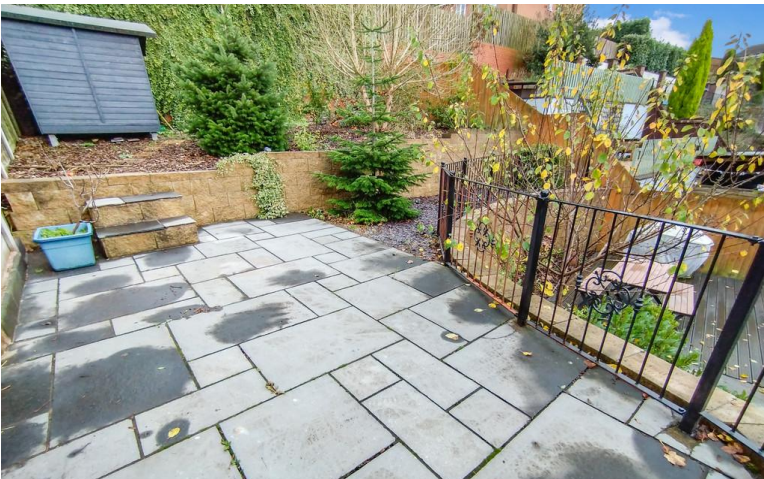
EPC RATING (PDF available online)  
Current: Potential:



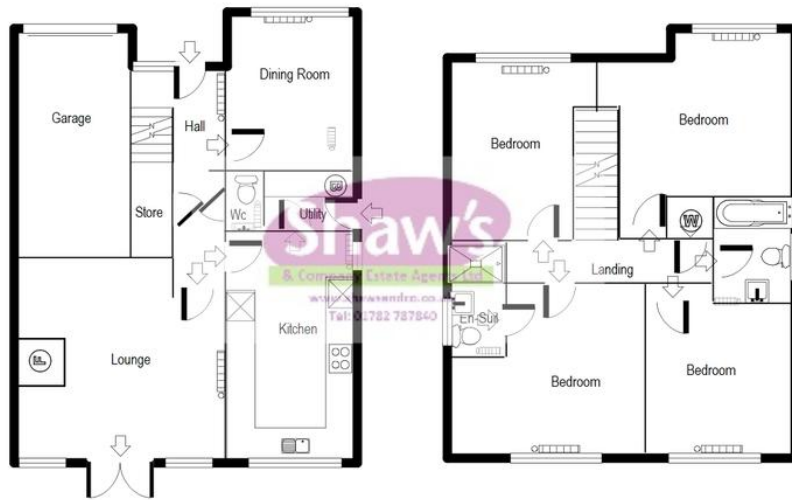
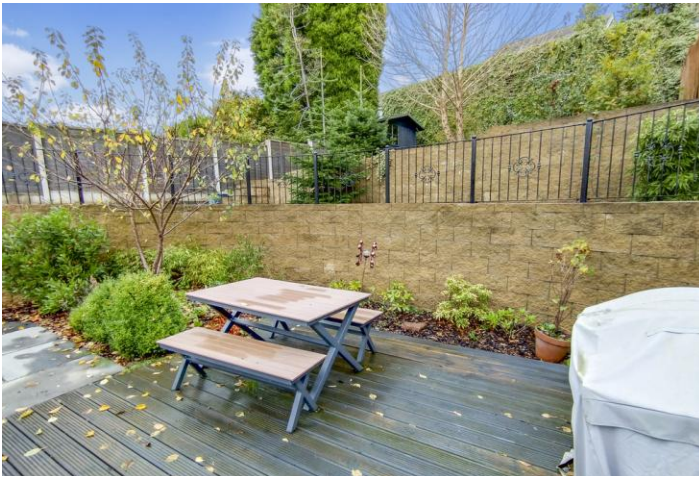












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used 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 Visual Builder

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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