

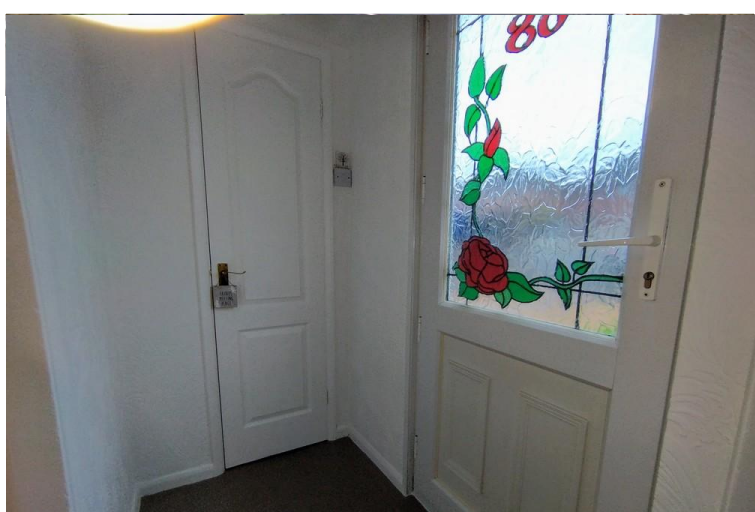


Galleys Bank
Kldsgrove, ST7 4DE

- SEMI DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, LOUNGE/DINING ROOM
- INNER HALL, SHOWER ROOM
- TWO DOUBLE BEDROOMS
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

£160,000





Property Description

INTRO

A well presented semi detached bungalow located within a popular well regarded location with no chain, comprising, hallway, kitchen, lounge/dining room, inner hall, two double bedrooms, a shower room. Externally landscaped gardens to the front, a driveway provides parking. A good sized rear garden area laid to lawn with shrub borders and a pleasant view to the side with Mow Cop in the distance. UPVC double glazing & gas central heating. The property is located within a convenient location with access to all amenities close by, with road, rail links and a bus route. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4DE, turn off Newchapel Road and the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALL

Upvc entrance door with glazed panels, store cupboard.



KITCHEN

9' 1" x 7' 5" (2.77m x 2.26m)

Comprising a range of base and wall units, single drainer sink, spaces for appliances, splash back tiling, radiator, window to the side, part glazed upvc external access door. Store cupboard off.

LOUNGE

15' 11" x 10' 10" (4.85m x 3.3m)

With a bow window to the front, radiator, fireplace surround. Wall lights.

INNER HALL

Access to the loft, store cupboard with Vaillant Eco Tech Pro gas central heating boiler.

BEDROOM ONE

11' 10" x 9' 2" (3.61m x 2.79m)

Window to the rear, radiator.

BEDROOM TWO

9' 2" x 8' 10" (2.79m x 2.69m)

Window to the rear, radiator.

SHOWER ROOM

6' 1" x 5' 5" (1.85m x 1.65m)

Comprising an enclosed shower cubicle, low level w.c, wash hand basin, window to the side, spot lights to the ceiling, splash back tiling.

EXTERALLY

FRONT GARDEN

A landscaped front garden, laid to lawn, shrub borders. A driveway provides parking spaces.

REAR GARDEN

A paved and graveled pathway to the side of the bungalow, leading to a further patio area and good sized lawn garden. A pleasant view over countryside and towards Mow Cop.

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 .

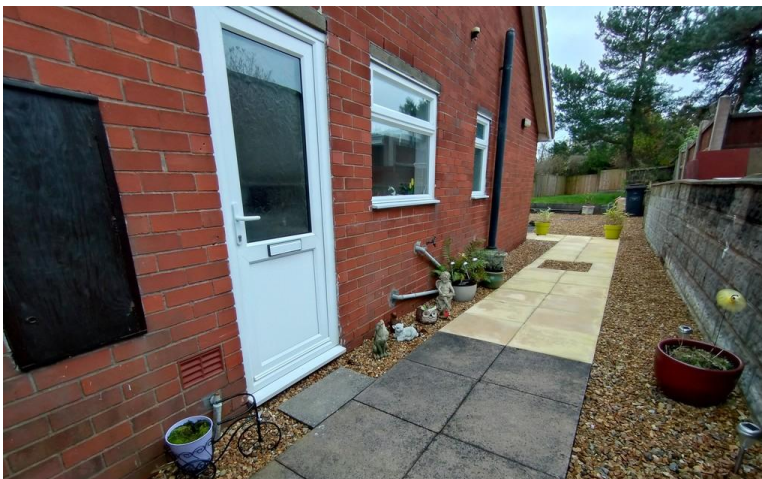
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND

EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 lessee.
The windows, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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