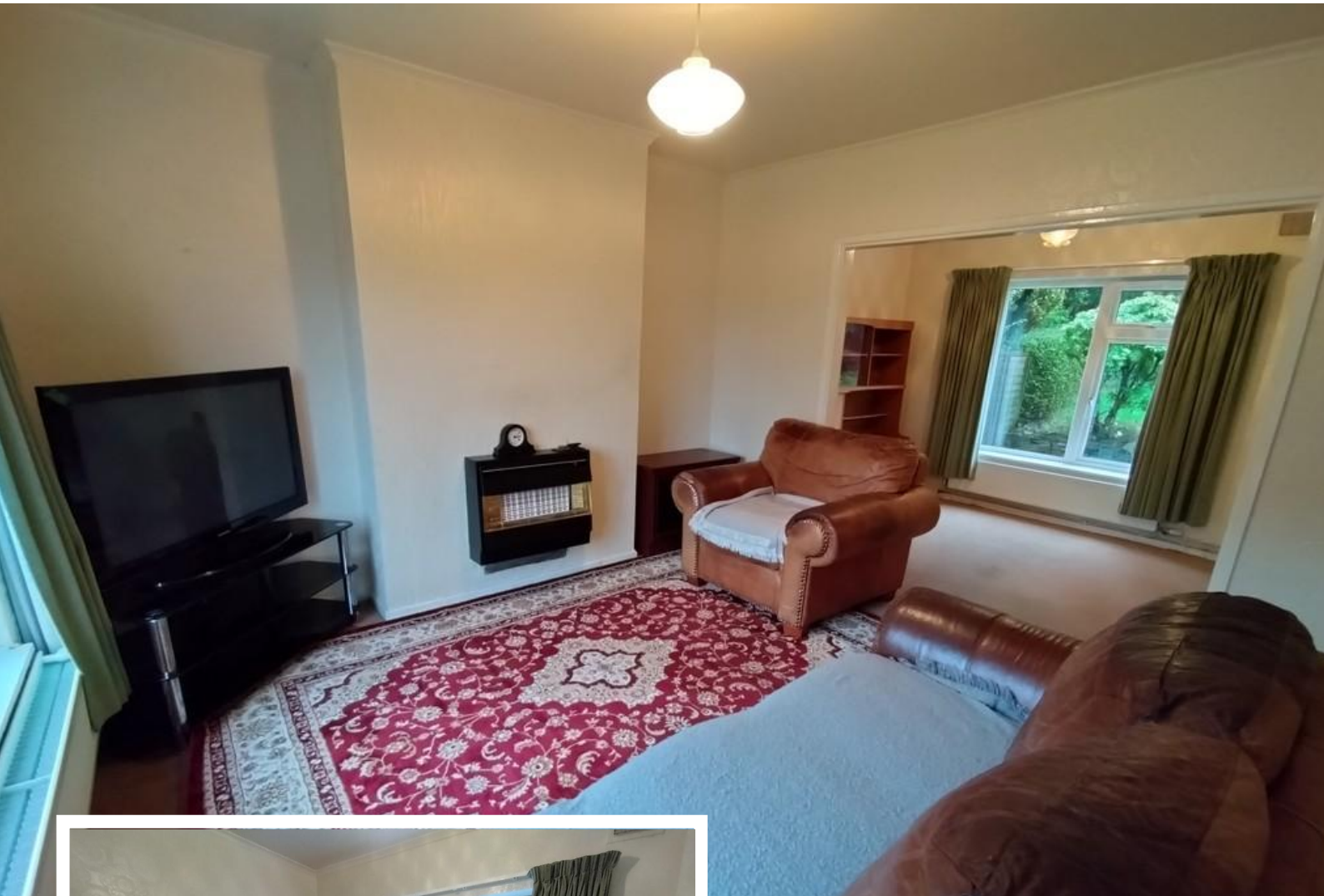




William Road
Kidsgrove, ST7 4BY

- SEMI DETACHED HOUSE
 - NO CHAIN
 - HALL, LOUNGE/DINING ROOM
 - KITCHEN, LANDING
 - THREE DOUBLE BEDROOMS, BATHROOM
 - DRIVEWAY & GARDENS
 - UPVC D/G, GAS C/H
 - CONVENIENT LOCATION
- £170,000**





Property Description

INTRO

A three bedroom semi detached house offered For Sale with no chain and some further potential to update & improve. Comprising entrance hall, lounge, dining room, kitchen, three bedrooms, a first floor bathroom/w/c. Externally a front garden, driveway and a rear garden with a pleasant outlook to the rear. UPVC double glazing & gas central heating. The property is located within easy access to all amenities with road and rail links close by. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4BY. On entering William Road the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a external access door with glazed panels. Staircase to the first floor. Radiator.



LOUNGE

12' 11" x 11' 11" (3.94m x 3.63m)

Window to the front elevation. Fire place and inset dire Radiator. Arch to:

DINING ROOM

9' 10" x 7' 9" (3m x 2.36m)

Window to the rear elevation. Radiator.

KITCHEN

11' 0" x 7' 8" (3.35m x 2.34m)

Window to the rear elevation. A range of wall and base units, inset sink worksurface. Radiator. Side access door. Double radiator.



FIRST FLOOR LANDING

Window to the side. Loft access. Doors to:

BEDROOM ONE

11' 11" x 10' 9" (3.63m x 3.28m)

Window to the front elevation. Radiator.

BEDROOM TWO

13' 10" x 7' 9" (4.22m x 2.36m)

Window to the rear elevation. Radiator.

BEDROOM THREE

8' 11" x 7' 1" (2.72m x 2.16m)

Window to the front elevation. Radiator. Over stairs store area.



BATHROOM

7' 8" x 4' 10 plus recess" (2.34m x 1.47m)

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Radiator. Cupboard with a Vaillant Eco Tec Pro 28 gas boiler.

WC

Window ? Low level W.C. IS THERE TWO TOILETS?



EXTERNALLY

FRONT

A landscaped garden laid to lawn, shrub borders. A driveway provides parking spaces and a wide pathway to the rear garden.

REAR

A landscaped rear garden area laid to lawn. A pleasant outlook to the rear 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

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 .



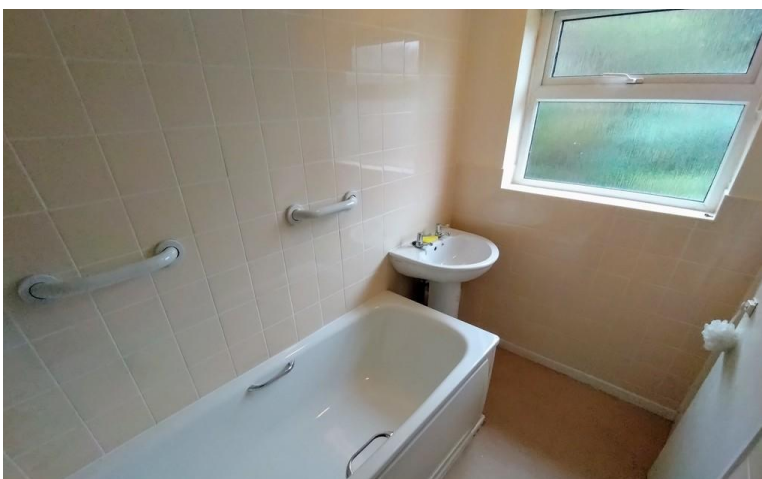
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:









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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
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