



**Wellington Road**  
**Kidsgrove, ST7 4BH**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN, FURTHER POTENTIAL
- HALL, KITCHEN, LOUNGE/DINING ROOM
- 3 BEDROOMS & BATHROOM
- REAR GARDEN, DRIVEWAY
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

**£115,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a spacious semi detached house with no chain, comprising, hall, kitchen, a spacious L shaped lounge/dining room, three bedrooms, a first floor bathroom. Externally a driveway to the frontage, a rear garden area. UPVC double glazing & gas central heating, some further potential. Access is easy to all amenities, road & rail links etc Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4BH. Turn off Vine Bank Road and the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a side access door with a glazed panel. Laminate flooring, radiator. A good size hallway with potential further use. Stair case to the first floor.

### KITCHEN



9' 2" x 9' 3" (2.79m x 2.82m)

Window to the front elevation. A range of wall and base units, splash back tiling to the walls, built in oven and hob (not tested) single drainer sink, worksurfaces. Radiator.

#### LOUNGE/DINER

15' 10" x 14' 11" reducing to 12' 11" (4.83m x 4.55m)

Window to the rear elevation. Understairs store area.

French doors to the garden and a single rear access door.

#### FIRST FLOOR LANDING

Window to the side. Doors to:



#### BEDROOM ONE

12' 5" x 8' 4" (3.78m x 2.54m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

12' 9" x 9' 5" (3.89m x 2.87m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

7' x 6' 3" (2.13m x 1.91m)

Two windows to the rear and side Radiator.



#### BATHROOM

8' 10" x 7' 2" (2.69m x 2.18m)

Window to the front elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator.

#### EXTERNALLY

##### FRONT

A block paved driveway provides off road parking.

Pathway leads to:

##### REAR

A garden with a paved patio and further potential.

#### 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 A

#### EPC RATING (PDF available online)

Current: Potential:









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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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