



Southborough Crescent
Bradeley , ST6 7NB

- BEAUTIFULLY PRESENTED
- SEMI DETACHED RESIDENCE
- WELL IMPROVED THROUGHOUT
- SPACIOUS THROUGH LOUNGE/DINING RM
- EXTENDED UPDATED BREAKFAST KITCHEN
- THREE BEDROOMS, BATHROOM
- FIRST FLOOR CLOAKS/W.C
- LANDSCAPED GARDENS

£185,000





Property Description

INTRO

"Jingle Bells" ho ho ho... Shaw's & Co are delighted to offer For Sale a beautifully presented well improved extended residence! which must be viewed to be fully appreciated! comprising hall, a spacious lounge/dining room, a well appointed extended breakfast kitchen, attached 31' garage with utility area, ground floor updated white bathroom, three bedrooms, a first floor cloaks/w.c Externally parking to the frontage. A landscaped rear garden and patio area. UPVC double glazing, gas combi central heating. The property is located within a well regarded location with all amenities close by & road links & walkways, cycle paths, as well as the links to the A53/A500. Viewing imperative without delay! (draft details subject to approval)



DIRECTIONS

Please follow Sat Nav with postcode ST6 7NB. Turn off Canterbury Drive in to Southborough Crescent, the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

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

LOUNGE/DINER

21' 9" x 12' 6" (6.63m x 3.81m)

Bow window to the front elevation. Under stairs store area, two double radiators. Wall mounted plasma electric fire. Arch to:



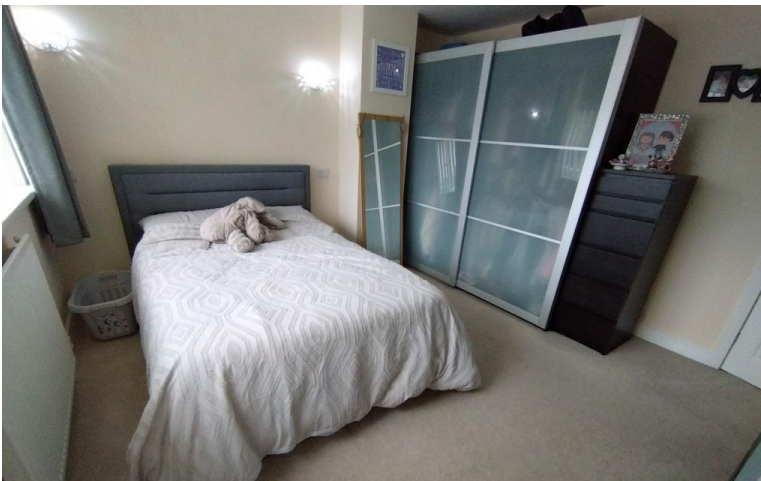
KITCHEN/BREAKFAST ROOM

14' 10" x 8' 8" (4.52m x 2.64m)

Windows to the rear elevation. A well appointed updated kitchen with a range of wall and base units, single drainer sink, worksurfaces, free standing fridge freezer included, built in double oven and hob with extractor over. Breakfast bar area. Radiator. Recessed spot lights to the ceiling.

BATHROOM

An updated white suite comprising: Panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling, extractor fan, chrome radiator.



FIRST FLOOR LANDING

Window to the side elevation. Access to loft which is boarded for storage. Recessed spot lights to the ceiling, metal hand rail. Doors to:

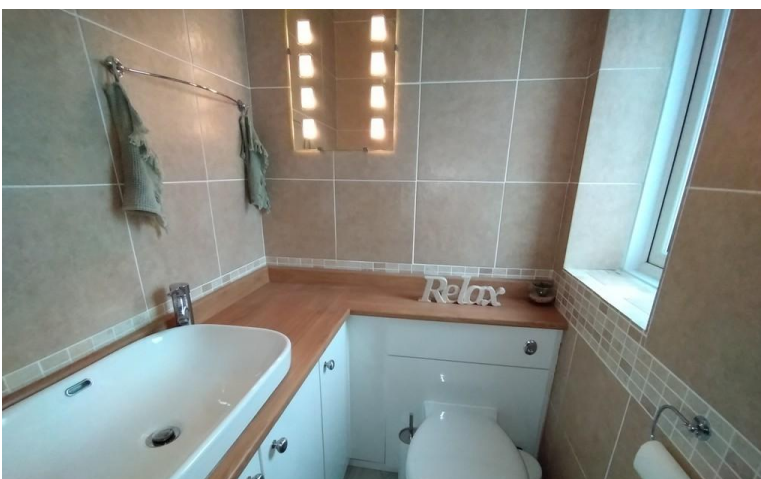
BEDROOM ONE

12' 6" x 11' 7" (3.81m x 3.53m)

Window to the front elevation, radiator. Door to:

CLOAKROOM

Window to the front elevation. Low level W.C, wash hand basin. Storage cupboard.



BEDROOM TWO

10' 3" x 8' 10" (3.12m x 2.69m)

Window to the rear elevation. Laminate flooring, radiator.

BEDROOM THREE

7' 2" x 6' 3" (2.18m x 1.91m)

Window to the rear elevation. Laminate flooring, radiator.



ATTACHED GARAGE, INCORPORATING A UTILITY AREA
31' x 8'4

With electric roller front door. Sliding patio doors to the rear. Space for washing machine and tumble dryer.

FRONT

A paved frontage provides off road parking.

REAR

Enclosed garden with a paved and gravel patio area. Steps lead to a further garden area with built in seating.

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.

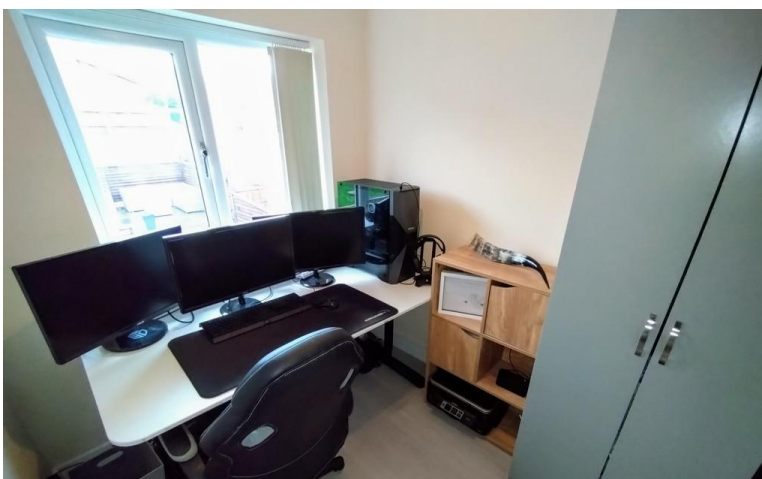
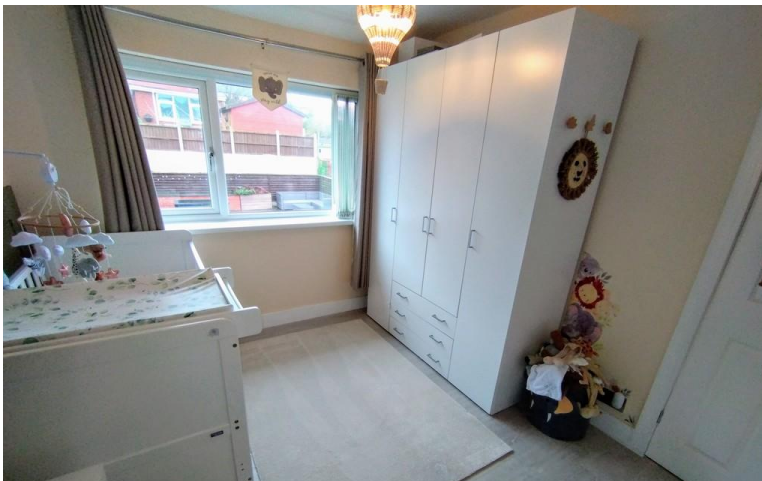
VALUATION

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 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

Stoke On Trent City Council

COUNCIL TAX BAND B





EPC RATING (PDF available online)
Current: Potential:



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

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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 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