

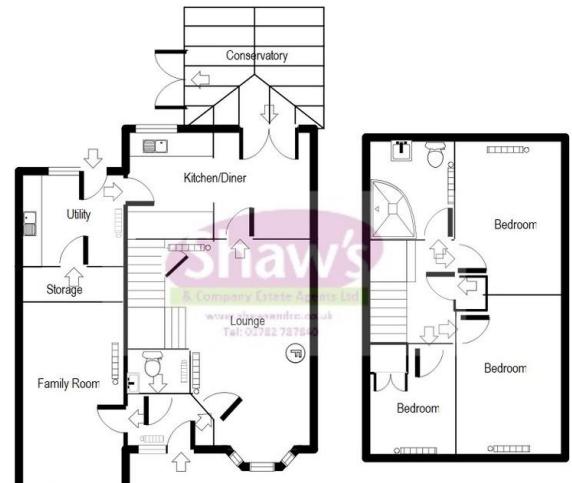


Winghay Road
Kidsgrove, ST7 4XJ

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- HALL, CLOAKS/W.C, CONSERVATORY
- FAMILY ROOM, BAY WINDOW LOUNGE

- DINING ROOM, KITCHEN, UTILITY
- THREE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- GOOD SIZED PLOT

**Offers in the Region of
£284,000**





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented detached residence which must be seen to be fully appreciated. Within a good sized plot comprising, hall, cloaks/w.c, a bay window lounge, dining room, conservatory with views over the garden, kitchen, utility room with storage off, a family room or very useful office room, (former garage) three good sized bedrooms, a first floor white shower room. Externally landscaped front garden, a driveway. A good sized landscaped rear garden area with a patio and good sized lawn, all enclosed with a great degree of privacy. UPVC double glazing & gas central heating from a combi boiler. The property is located with easy access to all facilities, including Birchenwood Country Park for leisure & recreation. Viewing essential without further delay.



DIRECTIONS

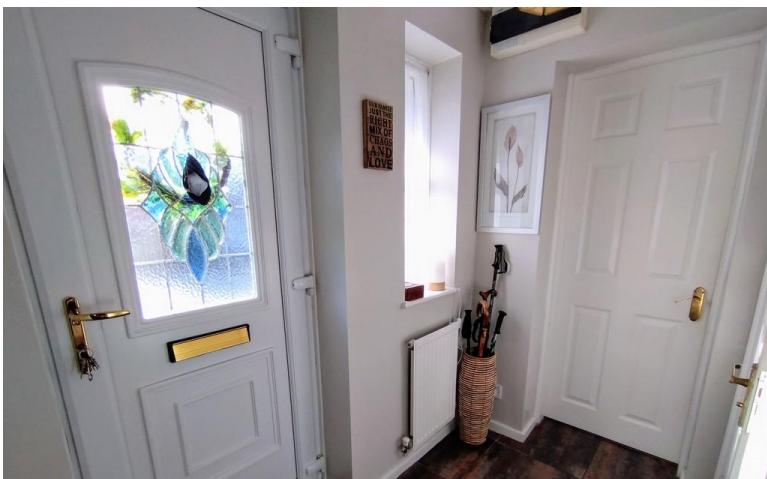
Please follow Sat Nav with postcode ST7 4XJ. Turn of Mount Road in to Wingham Road and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Window to the front elevation. Consumer unit.

CLOAKS/WC

Low level W.C, wash hand basin, radiator.



FAMILY ROOM/GROUND FLOOR BEDROOM

14' 2" x 8' (4.32m x 2.44m)

Accessed from the hallway. Window to the front elevation. Coving to the ceiling, two wall lights.

LOUNGE

16' 2" x 13' (4.93m x 3.96m)

Walk in bay window to the front elevation. Under stairs store cupboard. Coving to the ceiling, wall lights. Radiator. Oak flooring.

DINING ROOM

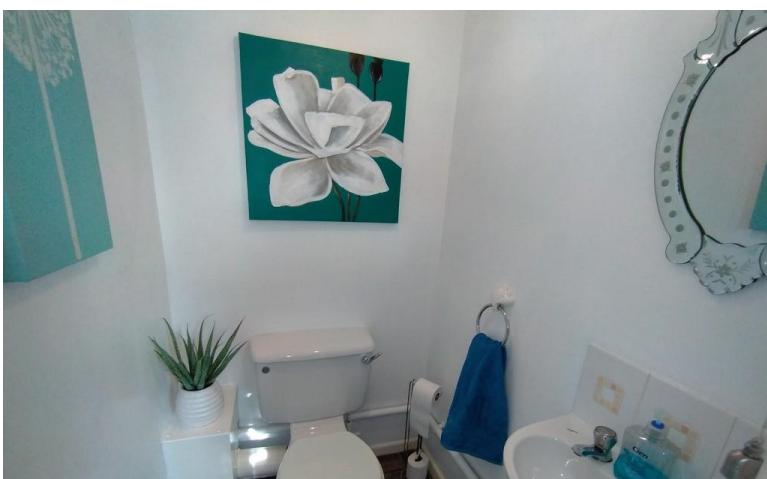
8' 9" x 7' 5" (2.67m x 2.26m)

Patio doors to the rear elevation. Vinyl flooring, coving to the ceiling, radiator. Arch to:

CONSERVATORY

12' x 9' 10" (3.66m x 3m)

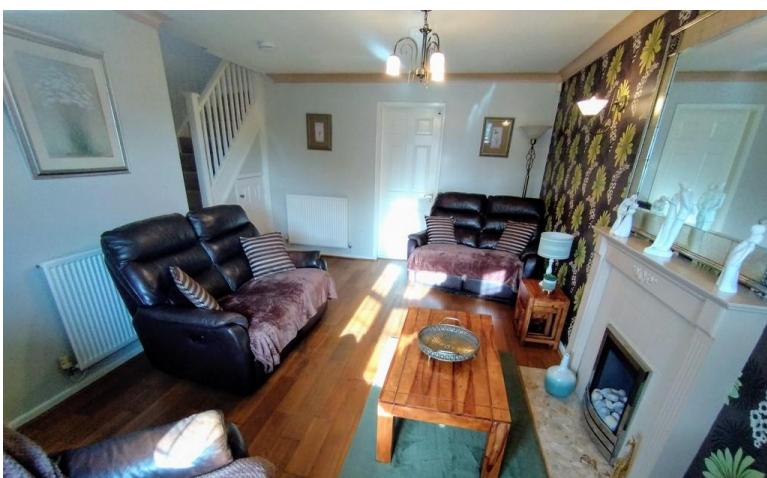
A UPVC brick base conservatory, laminate flooring, french doors to the garden. Insulated ceiling.



KITCHEN

8' 7" x 7' 2" (2.62m x 2.18m)

Window to the rear elevation. A range of wall and base units, one and a half bowl sink unit with mixer tap, worksurface. Vinyl flooring, radiator.



UTILITY ROOM

7' 6" x 6' 9" (2.29m x 2.06 m)

A range of wall and base units, single drainer sink unit, worksurface. Space for washing machine. Vinyl flooring, radiator. Rear access door. Walk in store cupboard.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

14' 1" x 8' 2" (4.29m x 2.49 m)

Window to the front elevation, radiator.



BEDROOM TWO

11' 1" x 8' 2" (3.38m x 2.49 m)

Window to the rear elevation, radiator.

BEDROOM THREE

10' 5max" x 6' 5" (3.18m x 1.96 m)

Window to the front elevation, radiator.

SHOWER ROOM

Window to the rear elevation. Enclosed shower cubicle, low level W.C, wash hand basin, chrome towel rail.

EXTERNALLY



FRONT

Garden laid to lawn. Driveway provides off road parking.

REAR

An enclosed good size landscaped garden. Laid to lawn with a patio area. Water tap and electric.

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

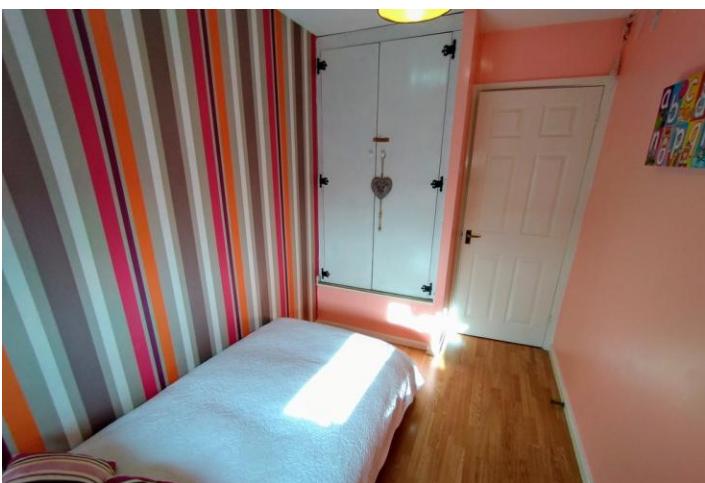
Newcastle Borough Council.

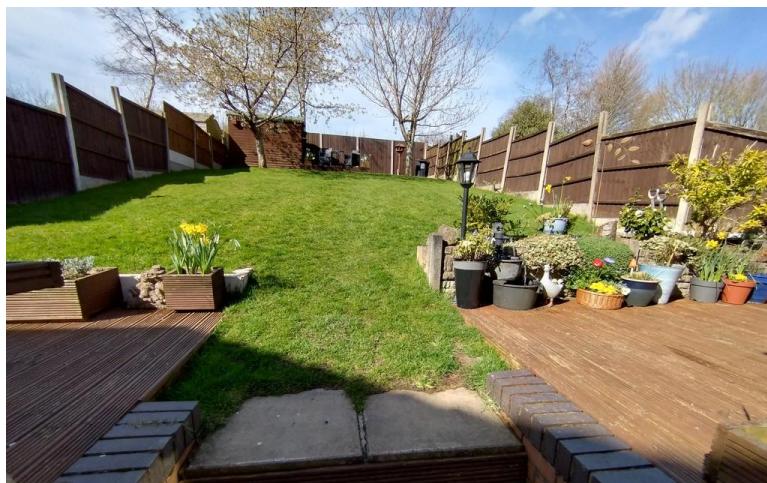
COUNCIL TAX BAND C

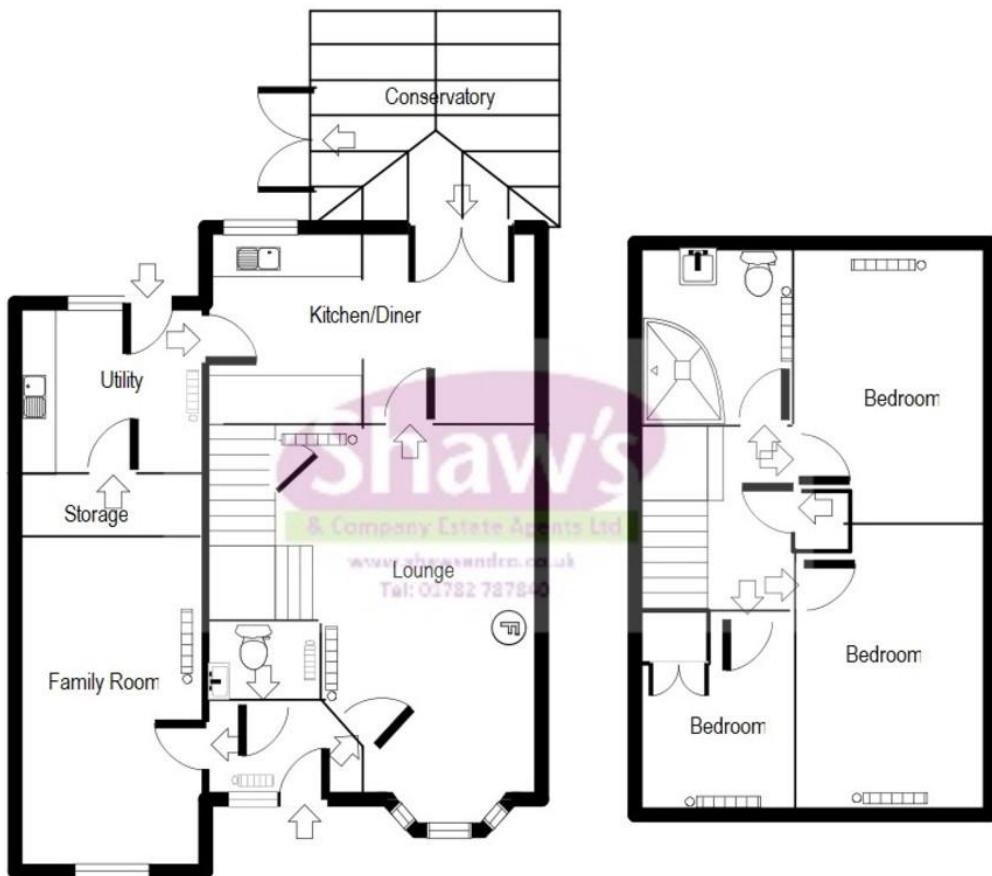
EPC RATING (PDF available online)

Current: 71C Potential: 83B









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.

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