



Acacia Gardens
Kidsgrove, ST7 4RU

- EXTENDED SEMI DET HOUSE
- CORNER PLOT, POTENTIAL TO EXTEND
- HALL, LOUNGE, 16' DINING ROOM
- UPVC D/G & GAS C/H
- KITCHEN, ATTACHED GARAGE
- LANDSCAPED GARDENS
- THREE BEDROOMS, BATHROOM
- WITH FURTHER POTENTIAL TO UPDATE

£199,995





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 4RU follow Mount Road, proceed over the roundabout, turn off Newchapel Road from the first entrance in to Acacia Gardens and the property can be found on the right hand side as identified by our for sale sign.

ENTRANCE HALL

Radiator, UPVC entrance door. Doors to the kitchen and lounge.

LOUNGE

15' 10" x 12' 2" (4.83m x 3.71m)

With two windows to the front, radiator, coving to the ceiling. Door to;

DINING ROOM

15' 9" x 9' 11" (4.8m x 3.02m)

Two windows to the rear, radiator. Door to;

KITCHEN





12' 11" x 9' 2" (3.94m x 2.79m)

With a range of base and wall units, worksurfaces, inset sink, spaces for appliances. Window to the rear and a glazed UPVC rear access door.

FIRST FLOOR LANDING

BEDROOM ONE

10' 7" x 9' 6" (3.23m x 2.9m)

Window to the front, radiator. Fitted wardrobes.

BEDROOM TWO

10' 4" x 7' 4" (3.15m x 2.24m)

Window to the rear, radiator. Cylinder cupboard off.

BEDROOM THREE

6' x 6' (1.83m x 1.83m)

Window to the front, double radiator.

BATHROOM

Comprising a panelled bath, low level W.C, wash hand basin, window to the rear, radiator.

ATTACHED GARAGE

16' 6" x 8' 10" (5.03m x 2.69m)

Upp and over front door, window to the side, a wall mounted Baxi Solo gas boiler.



EXTERNALLAY

A landscaped front garden area, a driveway, the garden extends to the side of the house, with some potential room to extend above the garage subject to consent and build etc.

REAR GARDEN

With a patio and garden area. With a good degree of privacy, attracting afternoon sun.

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

Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:









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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