



Peckforton View

Kidsgrove, ST7 4TA

- A SEMI DETACHED RESIDENCE
- CUL DE SAC LOCATION
- BEAUTIFULLY PRESENTED
- PORCH, HALL, LOUNGE
- KITCHEN/DINING ROOM WITH PATIO DOORS
- OPEN FARM LAND TO THE REAR
- FAR REACHING VIEW TO THE FRONT
- CONVENIENT LOCATION

Offers Over

£170,000





Property Description

INTRO

Located within a popular cul de sac location a semi detached house with a pleasant layout throughout comprising an entrance porch, hall, lounge, kitchen/dining room with patio doors to the garden, first floor landing with storage, three bedrooms. A far reaching view to the front over the Cheshire Plain, Mow Cop & beyond a family white bathroom. Externally a driveway & tarmac frontage for parking, a detached brick garage. A landscaped rear garden area with a patio and tiered garden, open farm land to the rear. UPVC double glazing & gas central heating. A nice tucked away spot, but with amenities being nearby! **VIEWING ESSENTIAL!**

DIRECTIONS

Please follow Say Nav with postcode ST7 4TA. Proceed along Peckforton View and the property can be found on the right hand side, as identified by our for sale sign.



PORCH

Entered through a UPVC door. Windows to the front and side elevations. Radiator. Door to:

HALLWAY

Staircase to the first floor, radiator. Door to:

LOUNGE

13' 6" x 11' 10" (4.11m x 3.61m)

Window to the front elevation, double radiator. Coving to the ceiling.

KITCHEN

15' 2" x 8' 3" (4.62m x 2.51m)

French doors and window to the rear elevation. A range of wall and base units, single drainer sink unit with mixer tap, granite effect worksurface. Built in double oven, hob with extractor above. Integrated dishwasher, fridge and freezer. Storage cupboard, laminate flooring, radiator.



FIRST FLOOR LANDING

Store cupboard, access to the loft. Doors to:

BEDROOM ONE

11' 1" x 10' 9" (3.38m x 3.28m)

Window to the front elevation with far reaching views over the Cheshire Plane. Built in wardrobes, radiator.



BEDROOM TWO

12' 5" x 10' 9" (3.78m x 3.28m)

Window to the rear elevation, radiator.

BEDROOM THREE

6' 6" x 6' (1.98m x 1.83m)

Window to the front elevation, radiator.

BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling, towel radiator.



EXTERNALLY

FRONTAGE

A tarmac frontage for potential parking. A tarmac driveway provides off road parking.

REAR

A tarmac patio area. Steps lead to a lawn garden. Enclosed boundaries farmland to the rear.



GARAGE

20' x 9' 9" (6.1m x 2.97m)

Up and over front door. Electric light and power. Window to the side and side access door.

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

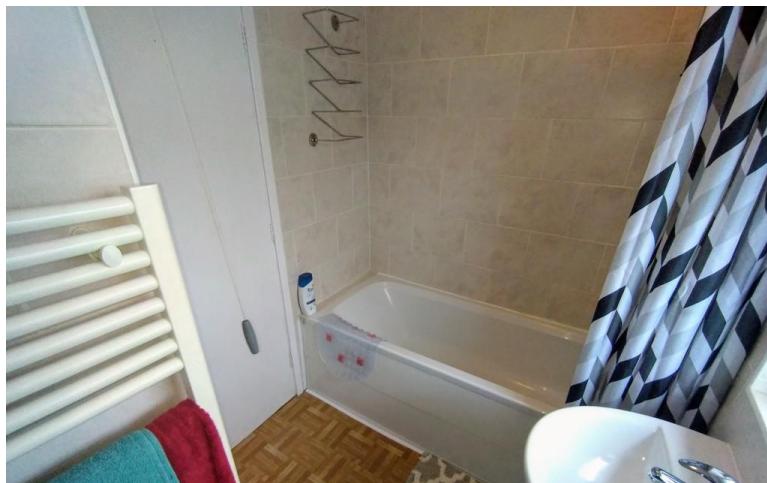
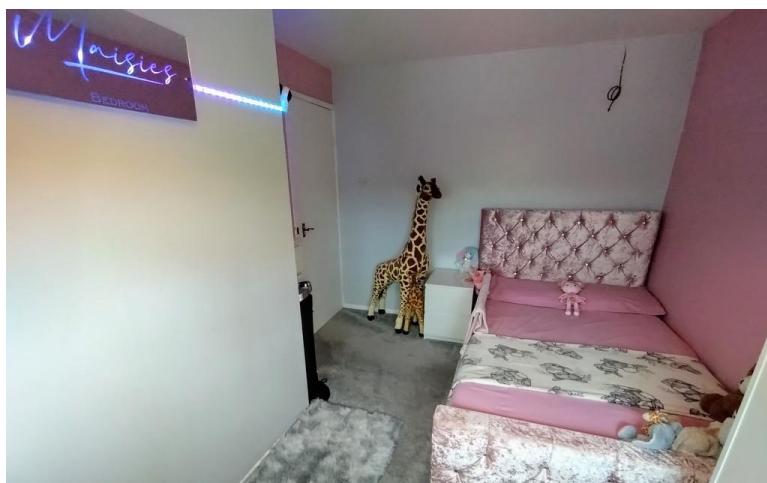
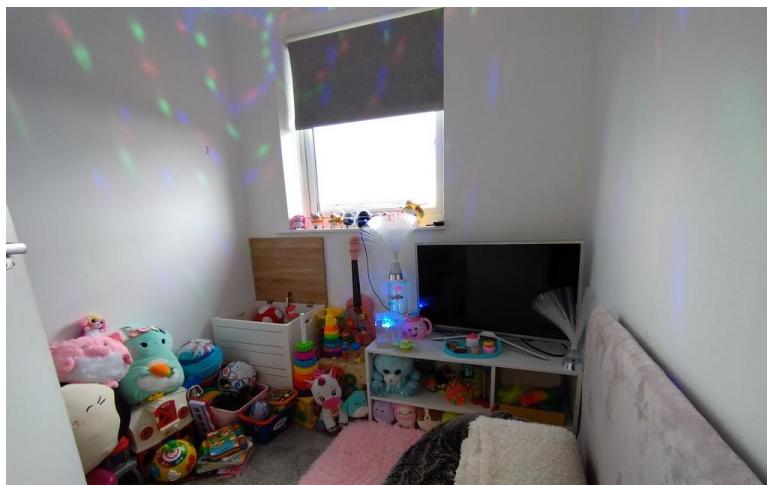
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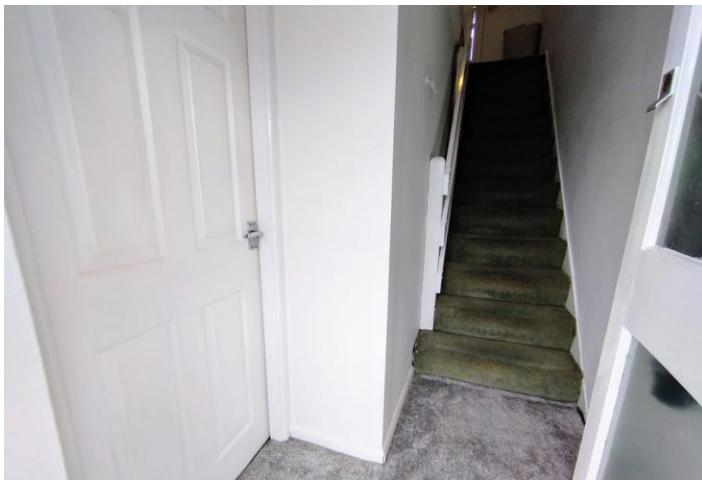
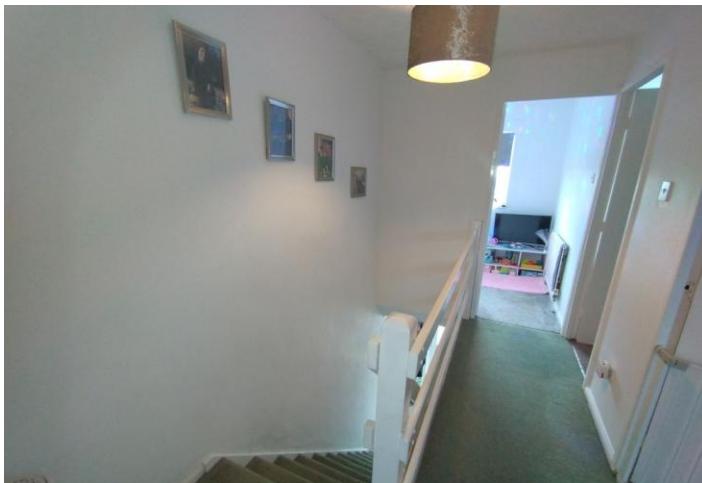
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 72C Potential: 87B









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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 and 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