



Scrimshaw Drive
Bradeley, ST6 7PX

- BEAUTIFULLY MODERNISED
- A SEMI DETACHED HOUSE
- TWO BEDROOMS, QUICK COMPLETION AVAILABLE
- UPDATED KITCHEN & BATHROOM
- LOVELY PRIVATE REAR GARDEN
- POPULAR CUL DE SAC
- NEARBY TO COUNTRYSIDE & AMENITIES
- DRIVEWAY FOR PARKING

£165,000





Property Description

INTRO

A beautifully updated and modernised semi detached house, situated within a highly popular cul de sac location and benefitting from being adjacent to nearby countryside walks! QUICK COMPLETION AVAILABLE - with searches being available to purchase, and conveyancing forms and enquiries being all ready to go! Located on a corner plot with a drive to the side this stunning home comprises of an entrance hall, a modernised newly fitted kitchen, a rear facing lounge, two double bedrooms, and a beautifully newly updated bathroom. Externally a driveway provides parking for several vehicles, and it features a lovely presented south facing and private rear garden! UPVC double glazing and gas central heating. Viewing imperative without delay!

DIRECTIONS

Proceed along Chell Heath Road and turn into Moorland View. Turn left into Brammer Street and right into Scrimshaw Drive, where the property can be found at the end of the road on the left hand side, corner plot.



ACCOMMODATION

ENTRANCE HALL

Timber front access door. Radiator, stairs to the first floor, coving to the ceiling.

LOUNGE

14' 3" x 11' 9" (4.34m x 3.58m)

Coving to ceiling, radiator, UPVC double glazed French doors to the rear overlooking and leading to the garden.

KITCHEN

9' 6" x 7' 6" (2.9m x 2.29m)

A newly installed modern kitchen - Fitted with a range of wall and base units with worksurfaces. Electric oven and four burner hob with extractor hood. One and a half bowl sink and drainer with mixer tap. Space for a tall fridge freezer/ Space and plumbing for washing machine. Part tiled walls, window to front. Cupboard concealing Baxi Duo Tec gas combi boiler. Electric consumer unit.



FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

11' 5" x 8' 10" (3.48m x 2.69m)

Window to the rear, radiator.

BEDROOM TWO

11' 5" x 8' 2" (3.48m x 2.49m)

Window to front, radiator. Door to useful store cupboard.



BATHROOM

A newly installed modern suite - Fitted with a white three piece suite comprising panelled bath with overhead mains pressured shower (having 3 head attachments), wash hand basin and low level w.c. Grey towel radiator. Stylish wall and floor tiling.

EXTERNALLY

FRONTAGE

At the front of the property there is a tarmac driveway, which leads to the side of the house providing further parking. Front small laid to lawn area with shrub borders. Wrought iron gate leads to the rear garden. Nearby on street parking is also readily available.

REAR GARDEN

A beautifully presened landscaped rear garden with a paved patio area. Laid to lawn garden. Enclosed with timber fencing and surrounded by other trees/shrubs. A nicely private feel.





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 .

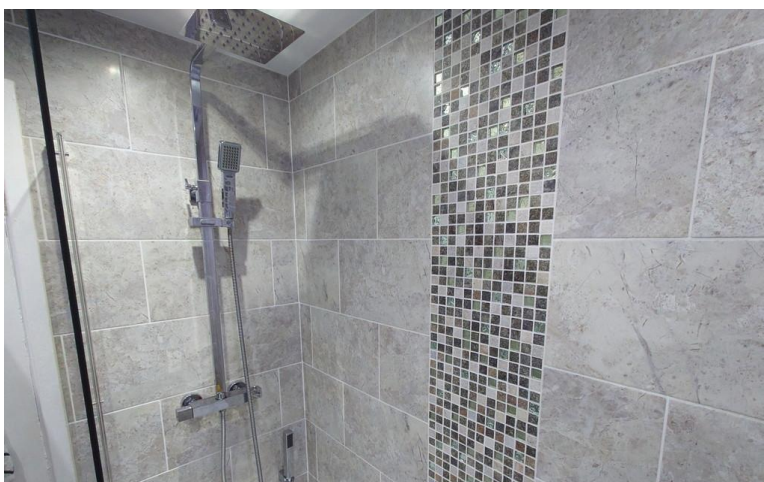
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

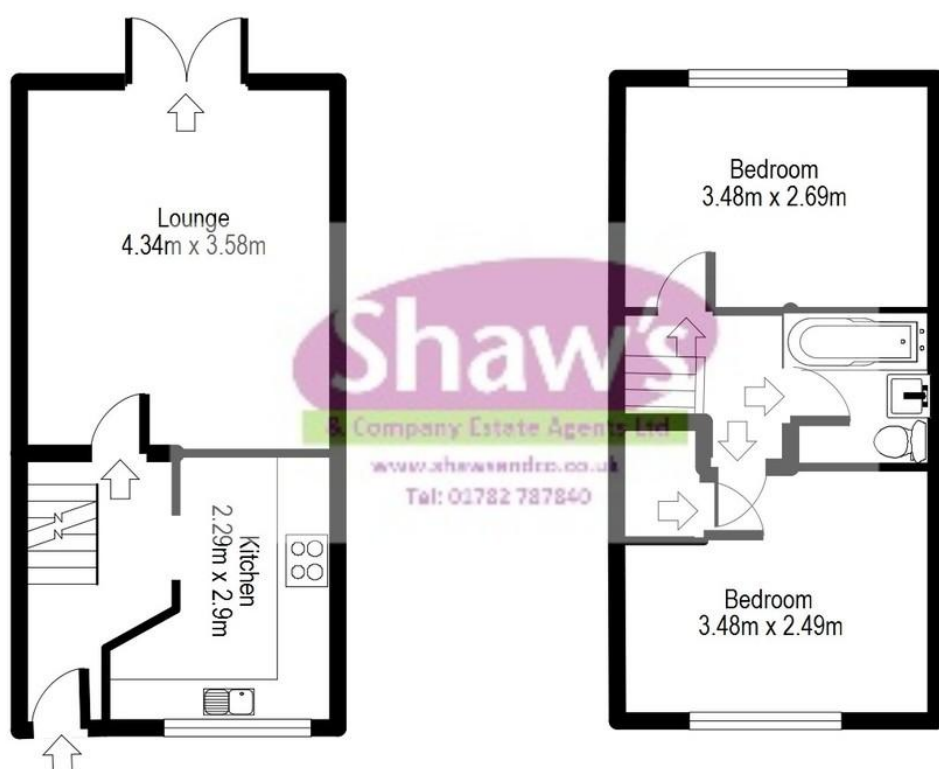
Current: 73C Potential: 88B











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.

Made with Visual Builder

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

www.shawsandco.co.uk
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 and 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