



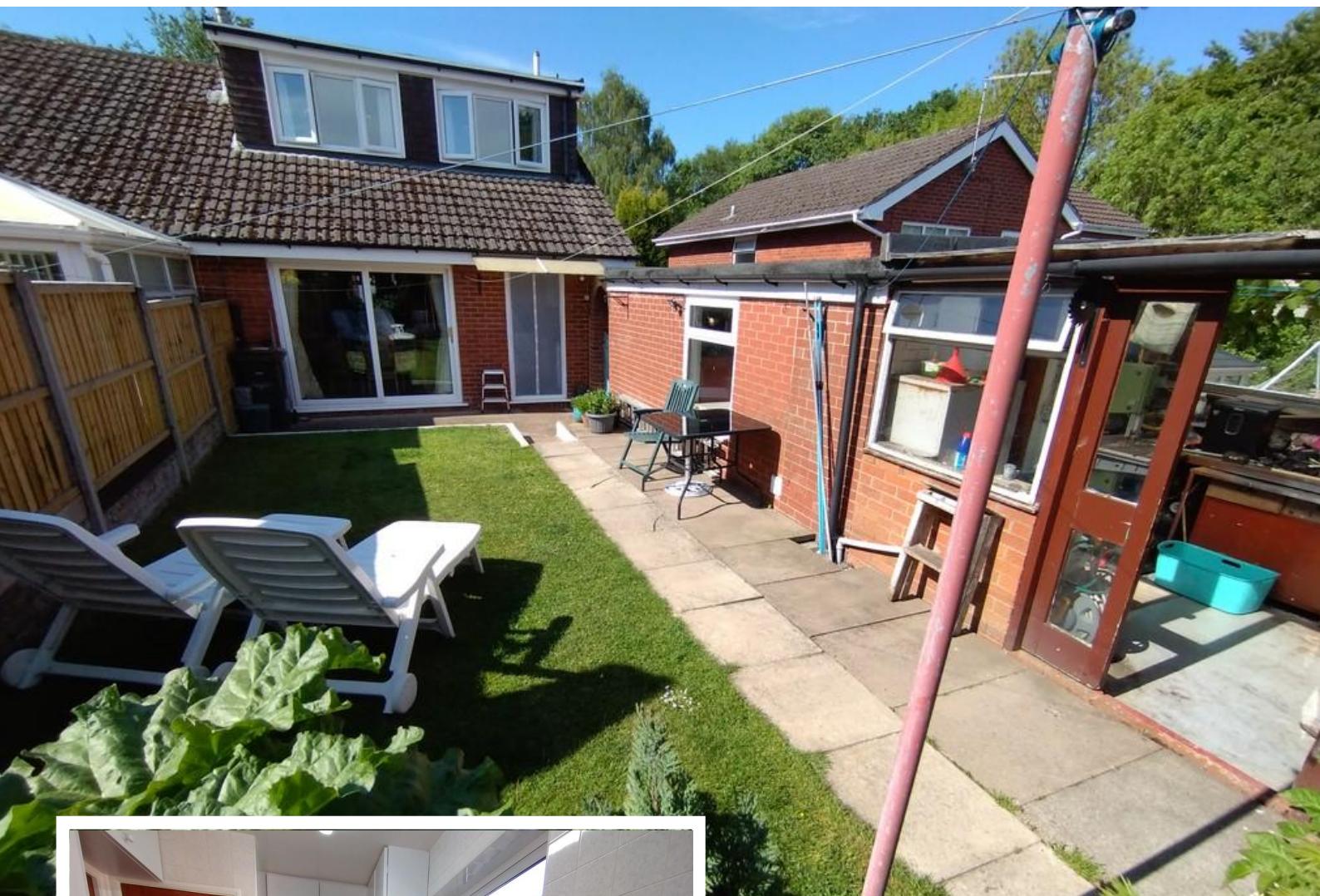
## Willow Close

Kidsgrove, ST7 4TQ

- DECEPTIVELY SPACIOUS RESIDENCE
- WITHIN A POPULAR LOCATION
- HALL, 21' LOUNGE/DINING ROOM
- KITCHEN, OFFICE, BATHROOM
- GROUND FLOOR BEDROOM
- TWO FIRST FLOOR BEDROOMS
- UPVC D.G, GAS FIRE & ELECTICAL HEATING
- LANDSCAED GARDENS & DRIVEWAY

**£179,950**





## Property Description

### INTRO

A deceptively spacious semi detached dormer bungalow which must be viewed to be fully appreciated, comprising, hallway, a 21' lounge/dining room with patio doors, office/study, ground floor bedroom, bathroom with over shower, kitchen, two first floor bedrooms with fitted wardrobes & storage to the eaves. UPVC double glazing, gas fire & electric heating. Externally a double width driveway, leading to the garage & work shop, landscaped gardens and a pleasant out look to the frontage. Viewing essential without delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4TQ. Turn in to Willow Close 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.

### LOUNGE





21' x 9' 4" (6.4m x 2.84m)

Patio doors to rear elevation. Gas fire, coving to the ceiling.

#### KITCHEN

10' 7" x 7' 2" (3.23m x 2.18m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Space for electric or gas cooker, splash back tiling. Store cupboard, external access door.

#### OFFICE

8' 4" x 9' (2.54m x 2.74m)

Bow window to the front elevation. Electric heater, staircase to the first floor.

#### GROUND FLOOR BEDROOM

9' 9" x 7' 8" (2.97m x 2.34m)

Window to the front elevation.

#### GROUND FLOOR BATHROOM

Window to the side elevation. Suite comprising: paneled bath with over bath shower, low level W.C, wash hand basin. Splash back tiling, spotlights to the ceiling, electric heater.

#### FIRST FLOOR LANDING

Window to the front elevation. Doors to:

#### BEDROOM ONE

12' 10" x 8' 4" (3.91m x 2.54m)

Window to the rear elevation. Fitted wardrobes, storage to eaves.

#### BEDROOM TWO

11'8 x 8'5

Window to the rear elevation. Fitted wardrobes, storage to the eaves.

#### EXTERNALLY

#### FRONTAGE

Double width block paved drive.

#### REAR

A patio area with a path leading to a lawned garden.

#### GARAGE

17' 4" x 9' 3" (5.28m x 2.82m)

Up and over front door, electric light & power.

#### ATTACHED OUTBUILDING

12' x 9' 5" (3.66m x 2.87m)





Belfast sink, perspex roof, electric light and power, door to the garden.

#### 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](mailto: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 .

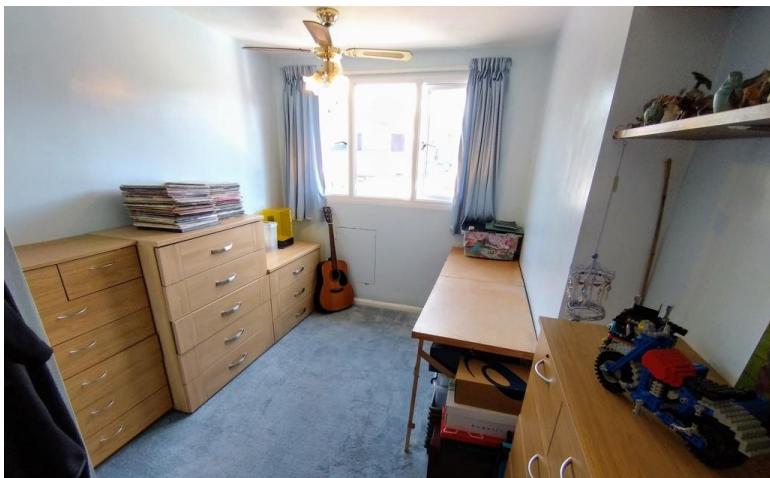
#### LOCAL AUTHORITY

Newcastle Borough Council.

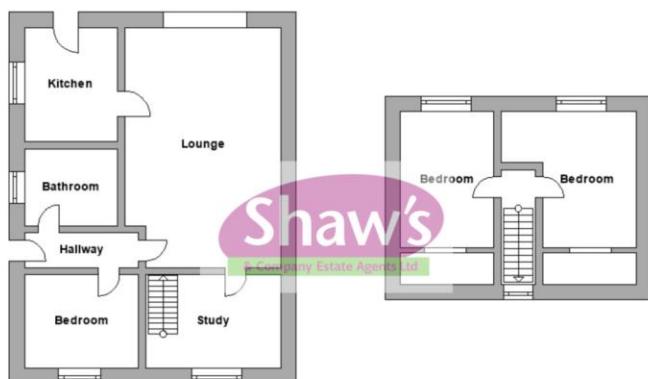
#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 27F Potential: 76C

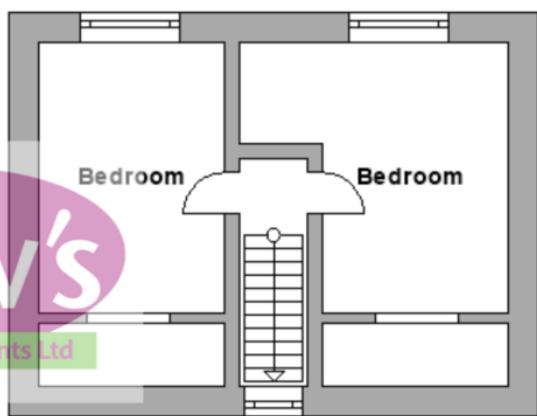
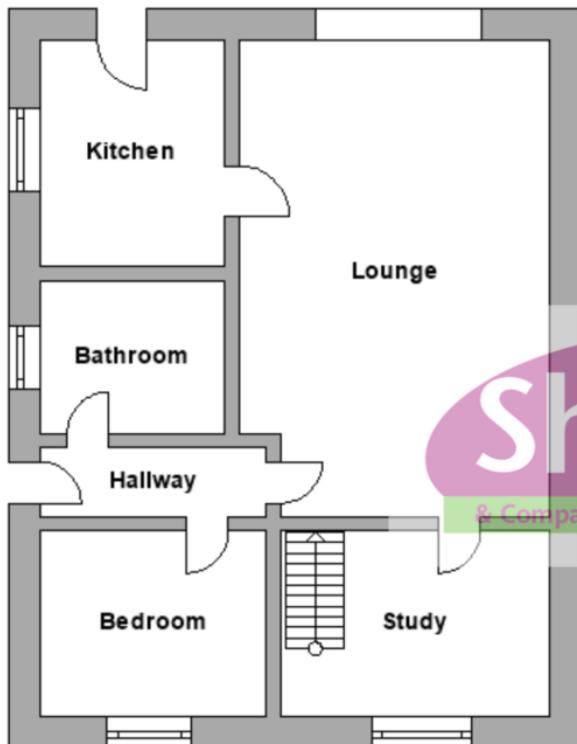






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floorplan is an illustration only as a guide.  
This plan 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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**Shaw's**

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