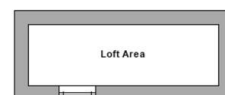
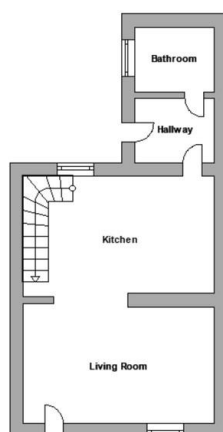




Bank Street Rookery, ST7 4RR

- SEMI DETACHED HOUSE
- WITH NO CHAIN
- IDEAL FTB OR FOR AN INVESTOR
- OPEN PLAN LAYOUT, LOUNGE/KITCHEN
- GROUND FLOOR SHOWER ROOM
- TWO BEDROOMS
- FORECOURT & REAR PATIO
- UPVC D/GLAZING & GAS C/HEATING

£125,000



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.
Made with Visual Builder



Property Description

INTRO

Located with Rookery, a semi rural location a semi detached cottage with no chain, comprising, an open plan lounge/dining room/kitchen, rear hall, a ground floor shower room, landing, bedroom one with a useful loft area with a velux window, bedroom two. Externally a forecourt to the frontage, a paved rear yard area. UPVC double glazing & gas central heating. Access to all amenities is close by as well as lots of open countryside. Viewing essential without further delay. (draft details subject to approval)

MORE DETAILS TO FOLLOW

DIRECTIONS

Please follow Sat Nav with postcode ST7 4RR. From Kidsgrove proceed along Gloucester Road, turn left in to High Street and left in to Bank Street. On entering the Cul De Sac the property can be found on the left hand side, as identified by our for sale sign.





LOUNGE/KITCHEN

22' 7" x 13' 1" (6.88m x 3.99m)

Lounge area entered through a UPVC door, window to the front elevation. Feature brick fireplace with mantel above. Two radiators. Arch to the kitchen area. Window to the rear elevation. A range of wall and base units. single drainer sink units. Built in oven, hob with extractor over. Integrated fridge freezer. Laminate flooring.

REAR HALL

UPVC external access door. Tiled floor, door to:

SHOWER ROOM

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. tiled walls and floor, downlighting, chrome towel radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

13' 2" x 12' 7" (4.01m x 3.84m)

Window to the front elevation. Open access to a galleried loft area with velux window. Radiator.

BEDROOM TWO

10' 4" x 10' 2" (3.15m x 3.1m)

Window to the rear elevation. Cupboard housing the gas central heating combi boiler, radiator.

EXTERNALLY

FRONTAGE

A forecourt garden, with block paving and a gravel area. A pathway at the side of the property leads to:

REAR

A paved patio provides a useful outdoor space.

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.

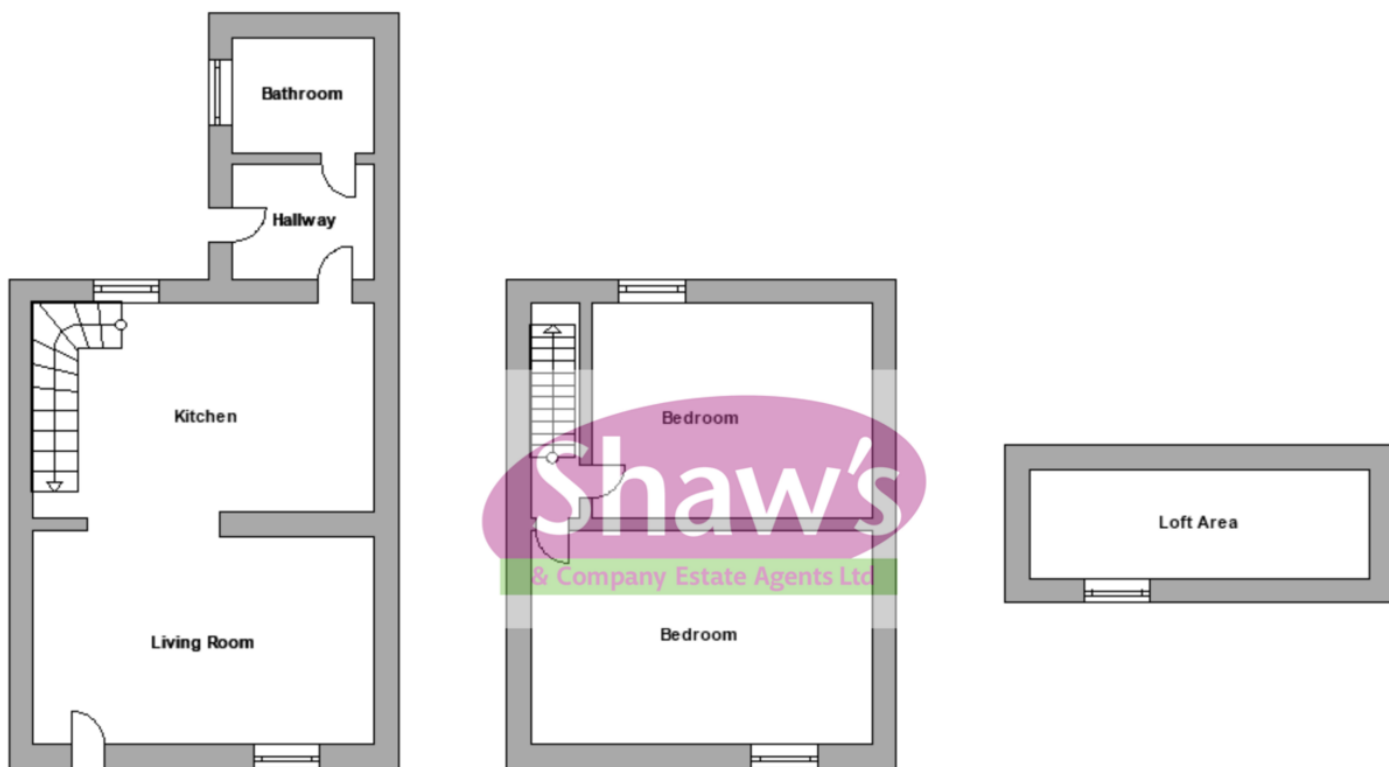
COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 49E Potential: 80C







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 01782787840

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