



St. Andrews Drive
Kidsgrove, ST7 4QU

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE & FEATURE FIREPLACE
- FITTED KITCHEN
- ACCESS TO LOCAL ANEMITIES
- EXTERNAL GARAGE
- LANDSCAPED GARDENS
- SEMI-RURAL LOCATION

£163,500





Property Description

INTRO

Shaw's and Co., are delighted to offer For Sale this semi-detached bungalow ideal for first-time buyers or retired persons. Comprising of an entrance hall, kitchen with a built-in oven and hob, lounge displaying a feature fireplace and bow window, two bedrooms and a shower room. UPVC double-glazing and gas central-heating. Externally there is a garage as well as both front and rear landscaped gardens. This property resides in a nice semi-rural area with road links to A34, bus stops, local primary and secondary schools, local shops and vast green spaces. (DRAFT DETAILS SUBJECT TO APPROVAL)

DIRECTIONS

Please follow Sat Nav for ST7 4QU and the property can be found on the right-hand side as identified by our For Sale sign.



ENTRANCE HALL

A part-glazed front entrance door. Radiator. Access to the loft with a pull down ladder and light.

KITCHEN

11' 3" x 7' 10" (3.43m x 2.39m)

Comprising fitted base and wall units, work surfaces, singlet drainer sink, built-in oven and hob, laminate flooring. Window to the front. Radiator. Recessed spotlights to the ceiling, space for breakfast table. Store cupboard.



LOUNGE

16' 7" x 11' 1" max. (5.05m x 3.38m)

Bow window to the front. Double radiator. Feature fire place.

BEDROOM ONE

12' 2" x 9' (3.71m x 2.74m)

Window to the rear, radiator. Fitted wardrobes.

BEDROOM TWO

10' x 8' 6" (3.05m x 2.59m)

Window to the rear, radiator.



SHOWER ROOM

Comprising an enclosed shower cubicle, low-level W.C., wash-hand basin, splash-back tiling. Radiator. Window to the side.

EXTERNALLY

FRONT GARDEN

An attractive landscaped front garden with a lawn, shrub borders etc. A driveway provides parking spaces. A storage area is behind the garage.



GARAGE

16' 2" x 10' 7" (4.93m x 3.23m)

A concrete sectioned garage. Up and over front door. We are informed that the roof requires attention. Electric light and power.

REAR GARDEN

A paved patio area to the side. Leading to the rear garden area which is laid to lawn with shrub borders.



STANDARD CONDITIONS

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-under-Lyme District 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