



**Brieryhurst Road**  
**Kidsgrove, ST7 4RZ**

- SEMI DETACHED BUNGALOW
- WELL REGARDED LOCATION
- CORNER PLOT
- BREAKFAST KITCHEN, LOUNGE
- TWO DOUBLE BEDROOMS, BATHROOM
- LARGE GARAGE
- GARDENS TO FRONT SIDE & REAR
- UPVC D/GLAZING & GAS C/HEATING

**£169,950**







## Property Description

### INTRO

A semi detached bungalow offered for sale situated on a corner plot, comprising, a breakfast kitchen, lounge, inner hall, two bedrooms, a bathroom. Externally a good sized corner garden with gardens to the front, rear and side with much potential to extend the bungalow, subject to consent etc. . A good sized garage provides useful car or work shop/hobbies space. UPVC double glazing & gas central heating. The property is located within a pleasant location with all amenities close by yet with plenty of countryside walks and Birchenwood Country Park within easy reach. Viewing essential without delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4RZ turn off Newchapel Road and in to the road and the property can be found on the right hand side as identified by our for sale sign.

### BREAKFAST KITCHEN

12' 4" x 9' 3" (3.76m x 2.82m)





With fitted base and wall units, work surfaces, spaces for appliances. Tiled floor, windows to the front. Built in oven and hob.

#### LOUNGE

16' x 9' 1" (4.88m x 2.77m)

A bow window to the front, radiator.

#### INNER HALL

With a store cupboard with a Baxi 600 gas combi boiler.

Access to the loft with a pull down ladder.

#### BEDROOM ONE

11' 5" x 9' 2" (3.48m x 2.79m)

With glazed patio doors to the rear, radiator.

#### BEDROOM TWO

9' 3" x 8' 10" (2.82m x 2.69m)

With glazed patio doors to the rear garden, radiator.

#### BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, splash back tiling, window to the side.

#### EXTERNALLY

A laid to lawn front garden with borders, leading to the side garden also laid to lawn with a patio area. A paved patio area. A driveway provides parking space. A good sized corner plot with much potential to extend the property subject to consent etc.

#### LARGE GARAGE

19' 8" x 12' 10" (5.99m x 3.91m)

A large detached concrete sectional garage, up and over front 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](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: Potential:







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.







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](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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 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