

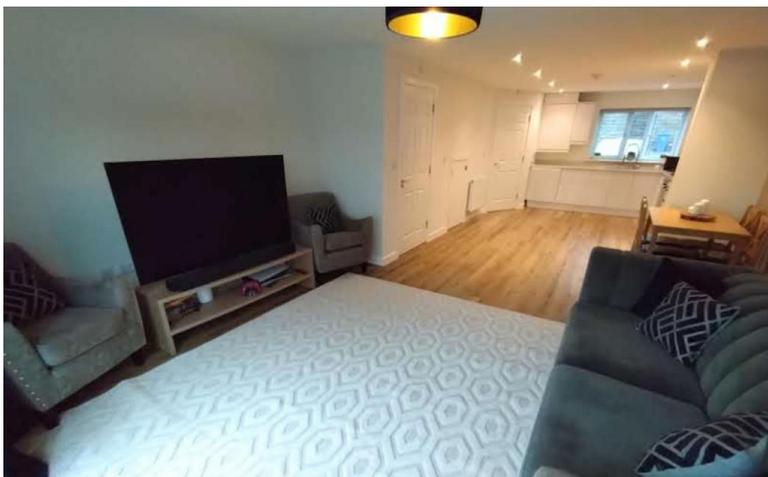


Cooper Place
Kidsgrove, ST7 4BE

- VERY SPACIOUS SEMI DET HOUSE
- APPROX 119 SQM OF ACCOMMODATION
- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN/DINER/LOUNGE
- 3 SPACIOUS BEDROOMS & BATHROOMS
- THREE STOREY RESIDENCE
- WELL APPOINTED KITCHEN
- CONVENIENT LOCATION

£220,000





Property Description

INTRO

Spacious and beautifully presented three-bedroom semi-detached home with approximately 1300sqft of space including a private top-floor master suite, impressive open-plan living space, and off-road parking for two vehicles, situated in a quiet location. This modern three-storey home offers a bright and generous open-plan lounge, dining, and kitchen area ideal for entertaining & family life, with direct access to a private enclosed rear garden. The first floor provides two well-proportioned bedrooms and a contemporary family bathroom, while the entire second floor is dedicated to a superb master bedroom with ensuite and storage, creating a peaceful and private retreat. Move-in ready and well maintained throughout, the property is conveniently located close to local amenities, schools, commuter links. Ideal for first-time buyers, families, or professionals seeking modern living in a popular residential area.



KEY FEATURES

Larger than average three-bedroom semi-detached home arranged over three floors approx 1300sqft

Impressive open-plan kitchen, dining and living area with French doors to the garden

Private top-floor principal suite with ensuite shower room and walk in wardrobe

Two additional well-proportioned double bedrooms ideal for family, guests, or home office



Modern family bathroom plus ground-floor WC for added convenience

Energy-efficient EPC rating B helping reduce running costs

Dual-zone gas central heating providing independent temperature control across floors for improved efficiency and comfort

Private enclosed rear garden perfect for entertaining and relaxing

Parking for two vehicles directly to the front of the property



Freehold ownership with no ground rent

Situated on a modern residential development close to local amenities, schools, and transport links

Move-in ready condition with contemporary fixtures and neutral décor throughout

DIRECTIONS

Please follow Sat Nav with postcode ST7 4BE. From Liverpool Road, turn in to Heathcote Street. Do we turn left or right in to Cooper Place ?the property can be found on the right hand side of the Cul De Sac, as identified by our for sale sign.



ENTRANCE HALL

Accessed via modern composite part glazed front door with the welcoming entrance hall provides a bright first impression and features the rising staircase to the first floor, radiator.



OPEN PLAN KITCHEN/DINING/LIVING AREA

30' x 15' 2" (9.14m x 4.62m) RED TO 11'10"

An impressive full-width open-plan living space, thoughtfully designed with clearly defined kitchen, dining and lounge areas-ideal for modern family living and entertaining. The kitchen is fitted with a stylish range of wall and base units complemented by quartz work surfaces and a single drainer sink with mixer tap. Integrated appliances include an oven, hob with extractor hood, dishwasher and 50/50 fridge freezer, along with a wall-mounted Logic Combi C35 gas boiler discreetly housed within a cupboard. The dining area flows seamlessly into the spacious lounge, where French doors open directly onto the rear garden, allowing natural light to flood the room and creating an ideal indoor-outdoor connection.



CLOAKROOM

Cloakroom / WC Fitted with a low-level WC, wash hand basin and radiator.

FIRST FLOOR LANDING

Landing Providing access to two bedrooms and the family bathroom.

BEDROOM TWO

15' 3" x 10' 8" (4.65m x 3.25m)

A generous double bedroom with two rear-facing windows overlooking the garden and radiator.



BEDROOM THREE

11' 1" x 8' 6" (3.38m x 2.59m)

A well-proportioned double bedroom with front-facing window and radiator-ideal as a guest room, nursery, or home office.

BATHROOM

8'5 x 7'11

A modern and spacious bathroom fitted with a panelled bath, separate enclosed shower cubicle, low-level WC, and wash hand basin with storage cabinet. Finished with tiled splashbacks, radiator, and extractor fan.



SECOND FLOOR

Door to:

MASTER BEDROOM

19' 9" x 15' 3 max" (6.02m x 4.65 m)

Principal Bedroom Suite – 19'9" x 15'3" (max) Occupying the entire top floor, this impressive principal suite provides a private retreat. Features include velux roof windows allowing excellent natural light, and a walk-in storage area



ENSUITE

Comprising an enclosed shower cubicle, low-level WC, wash hand basin, floor to ceiling tiles, and radiator.

EXTERNALLY

FRONTAGE

Private off-road parking for two vehicles.

REAR

A landscaped, fully enclosed rear garden featuring an Indian sandstone patio and lawn-perfect for relaxing and entertaining. The garden benefits from afternoon sun, creating an ideal outdoor space to enjoy warmer months.



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 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 C

EPC RATING (PDF available online)
Current: Potential:

14 Cooper Place, ST7 4BE



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 Floor Plan Creator

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