



Brieryhurst Road
Whitehill, ST7 4SD

- SEMI DETACHED BUNGALOW
- EXTENDED KITCHEN/DINING ROOM
- CORNER PLOT, NO CHAIN
- HALL, LOUNGE, HALL, TWO BEDROOMS
- GROUND FLOOR BATHROOM
- GARAGE & GARDENS TO FRONT, SIDE & REAR
- UPVC D/G & GCH
- FURTHER POTENTIAL

£159,950





Property Description

INTRO

Located within a corner plot an extended semi detached bungalow with no chain, comprising, hallway, lounge, an extended kitchen/dining room, inner hall, two double bedrooms, a bathroom. Externally a corner plot with a lawn garden to the side and front, a patio garden area to the rear. A detached garage. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and road links. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4SD. Proceed off Newchapel Road and in to Brieryhurst Road and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door with glazed panels. Radiator. Store cupboard off.



KITCHEN/DINER

14' 5" x 12' 8" (4.39m x 3.86m)

Window to the front and side. An extended T shaped room comprising: a range of wall and base units, inset sink, worksurfaces. Laminate flooring. Built in oven and hob with extractor over. Radiator, UPVC glazed external access door.

LOUNGE

16' x 10' 9" (4.88m x 3.28m)

A bow window to the front elevation. Feature fireplace, radiator. Door to;



INNER HALL

With a store cupboard off.

BEDROOM ONE

11' 9" x 9' 1" (3.58m x 2.77m)

Window to the rear elevation, radiator. Fitted wardrobes.

BEDROOM TWO

9' 3" x 8' 8" (2.82m x 2.64m)

Window to the rear elevation, radiator.

BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator.



EXTERNALLY

FRONTAGE

A generous garden laid to lawn, with a dwarf wall. A pathway leads to the property.

SIDE GARDEN

Laid to lawn. A driveway provides off road parking.

REAR

A paved, enclosed garden with views to Mow Cop and the surrounding area. Water tap.

GARAGE

A brick detached garage, up and over door to the front, window to the side.

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: Potential:



%image_c_27_383%



%image_c_28_383%



43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
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 and 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