



Moreton Close
Kidsgrove, ST7 4HP

- STUNNING PANORAMIC VIEWS
- A THREE BEDROOM SEMI DETACHED HOUSE
- NO CHAIN
- IMMACULATE PRESENTATION
- ONE OWNER SINCE BUILT
- LOUNGE INTO OPEN DINING, CONSERVATORY
- BATH & SHOWER ROOM
- DRIVEWAY & DETACHED GARAGE

£220,000





Property Description

INTRO

An immaculately presented THREE bedroom semi detached house available with NO CHAIN - And set in a unique cul de sac location with truly breathtaking panoramic views and outlook to the rear! Also boasting a spacious lounge into dining room, and beautiful sun trap of a conservatory! The property also comprises of an entrance hall, well presented fitted kitchen and to the first floor are the bedrooms and bathroom with a separate shower cubicle. Driveway for parking, and a detached garage/workshop. To the front and rear are superbly maintained gardens which have to be seen to be truly appreciated - An ideal family home with access behind to a greenery, ideal for the kids to enjoy all year round! UPVC double glazing and Glowworm gas combi boiler. Ready to move straight into and enjoy, but also benefits from having potential to add your own stamp. Nearby to the amenities of Kidsgrove, whilst being tucked away in a purely relaxing and quiet spot. Don't wait to pick up the phone on this one... contact us to get your viewing booked in before it flies off the shelves!



DIRECTIONS

Please follow Sat Nav/ Google Maps for postcode ST7 4HP. From Chatterley Drive, turn right into Moreton Close where the property can be found on the left hand side, as identified by our for sale sign.

ACCOMMODATION

ENTRANCE PORCH

UPVC sliding doors. Tiled floor. Timber door to:

ENTRANCE HALL

9' 9" x 6' 5" (2.97m x 1.96m)

Laminate flooring. Radiator. Staircase to the first floor, with understairs store cupboard, also housing the GlowWorm Energy 25C gas combi boiler (Approx 8/9 years old with full service history). Hive thermostat. Doors to the lounge and kitchen.

LOUNGE/ DINING ROOM

25' 1" x 13' 1" (7.65m x 3.99m)

A spacious living room, opening to a defined area for a dining table. Gas fire and feature surround. Bay window to the front. Two radiators. Coving to the ceiling. UPVC sliding doors to:



CONSERVATORY

9' 5" x 9' 3" (2.87m x 2.82m)

A UPVC and dwarf wall conservatory. Underfloor heating and control. Fan ceiling light. Tiled flooring. Perspex roof. UPVC windows and rear access door.



KITCHEN

11' 2" x 9' 7" (3.4m x 2.92m)

A well presented kitchen with base and wall mounted cupboard units, worksurfaces over. French doors with side windows, open out to the rear garden. UPVC side access door. Single drainer sink unit. Electric consumer unit. Stoves electric oven/grill with four ring gas hob and fitted extractor above. Radiator. Tiled flooring. Integrated fridge freezer and Bosch washing machine. Splash back tiling. Door to pantry cupboard, also having shelving, and small side window.

FIRST FLOOR LANDING

Window to the side. Door to good sized storage cupboard.

BEDROOM ONE

13' 2" x 9' (4.01m x 2.74m) plus wardrobes

Fitted wardrobes across one wall, with matching draw unit and bedside tables. Window to the front, radiator.





BEDROOM TWO

11' 7" x 10' 11" (3.53m x 3.33m)

Window to the rear, with that utterly stunning view!
Radiator. Wardrobes and matching drawer.

BEDROOM THREE/ STUDY

8' 8" x 7' 2" (2.64m x 2.18m)

A smaller bedroom, ideal for a child's bedroom or office.
Overstairs store section. Window to the front, radiator.
Access to the loft (being insulated and boarded).

BATH/ SHOWER ROOM

8' 8" x 5' 4" (2.64m x 1.63m)

A superbly presented bathroom suite, being fully tiled to the walls and doors, and having frosted large window to the rear and smaller side window, allowing plenty of natural light. Comprising bath, and a separate shower cubicle having electric shower. Low level W.C. Wash hand basin. Chrome towel radiator. Mirror. Vanity cupboard with mirror, and shelf under.



EXTERNALLY

FRONT & DRIVEWAY

A block paved driveway leads alongside the house, with side pathway and steps to the front door. A well presented front laid to lawn garden with shrubs and enclosed by wall.



DETACHED GARAGE

20' 2" x 9' 5" (6.15m x 2.87m)

A concrete sectional garage. Newly fitted opening door.
Power and lighting. Two timber side windows. Workshop and shelves to the rear.

REAR GARDEN

A garden with multiple sections to get lost in!
Predominantly laid to lawn, and with beautiful landscaped areas with shrub borders and enclosed with fencing.
Greenhouse and summerhouse. Wonderful outlook to the rear as pictured.



ADDITIONAL NOTES

The property benefits from UPVC double glazing throughout. UPVC fascias, soffits and guttering. The property has cavity wall insulation, and loft insulation. Blinds, curtains, light fittings and flooring are all included in the sale. There may be other fixtures and fittings, which can also be included in the sale.



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 C

EPC RATING (PDF available online)

Current: 64D Potential: 71C







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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 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