

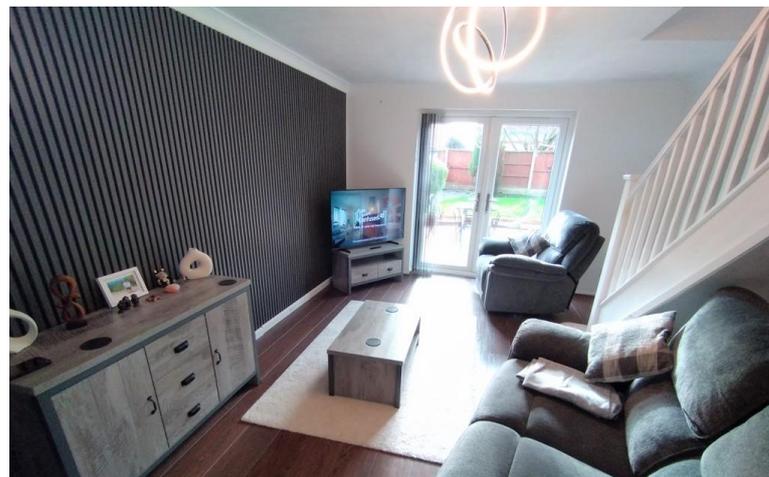
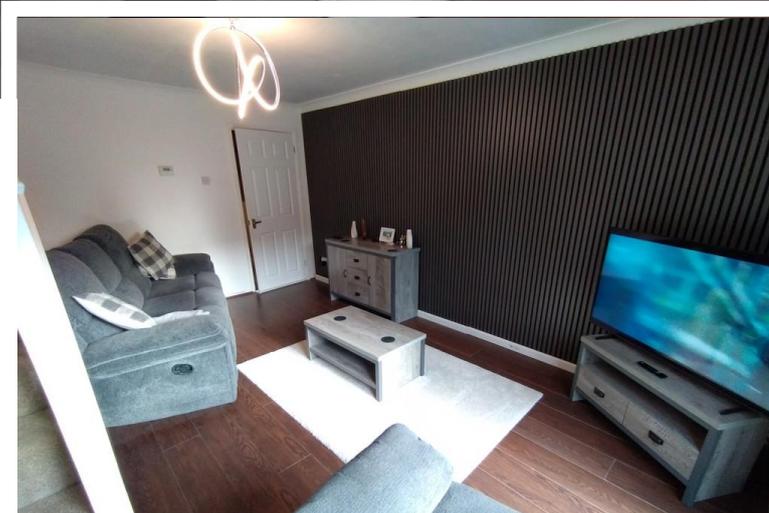
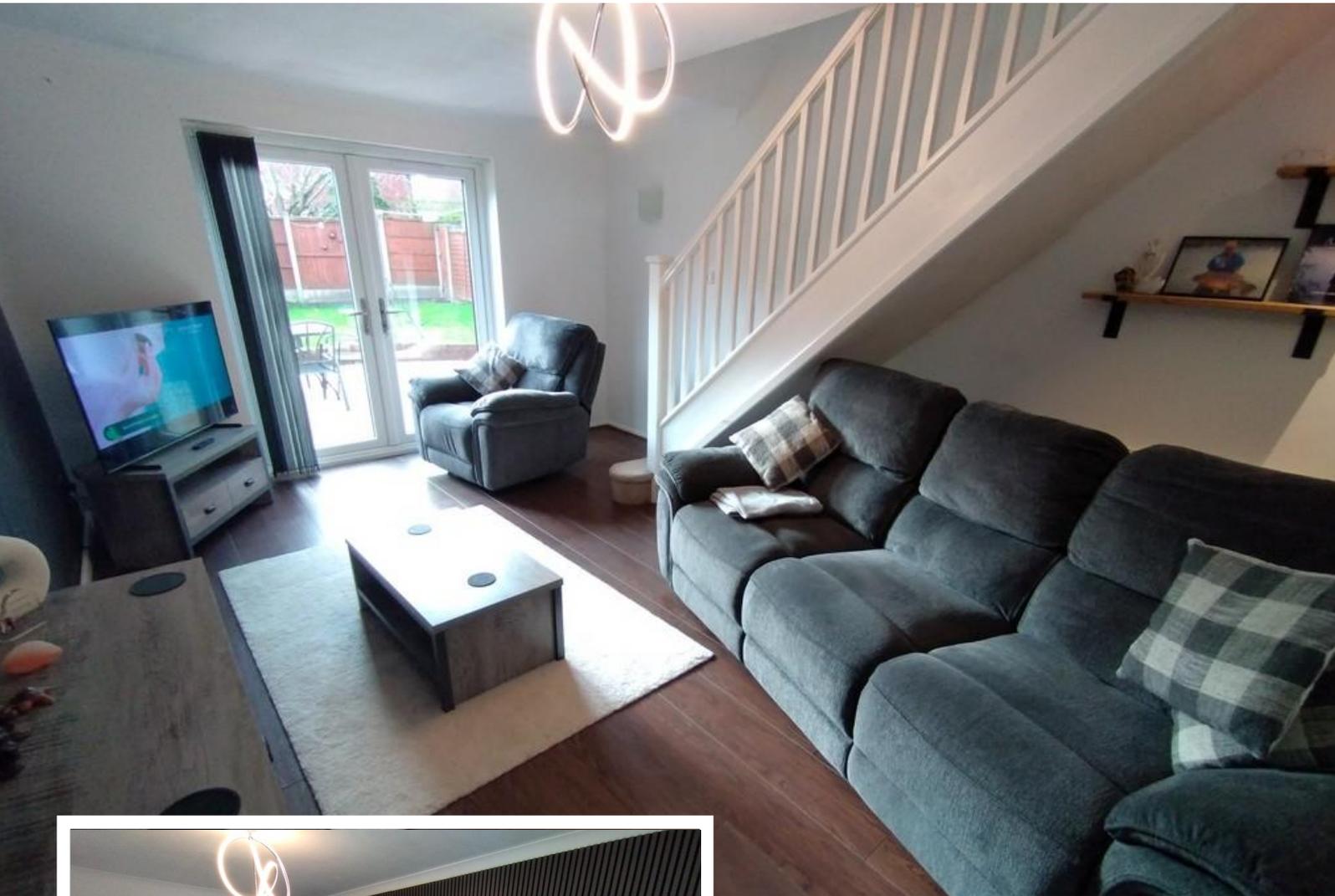


**Winghay Road
, ST7 4XJ**

- BEAUTIFULLY PRESENTED
- SEMI DETACHED HOUSE
- POPULAR LOCATION
- MODERN GREY UPVC/DG, SOFFITS
- GAS COMBI HEATING
- LANDSCAPED GARDENS
- PORCH, HALL, KITCHEN
- LOUNGE WITH FRENCH DOORS

£170,000





Property Description

INTRO

Located within a well regarded popular location a beautifully presented semi detached house comprising hallway, kitchen, a good size lounge with french doors to the garden, two bedrooms, a bathroom. Externally are two bedrooms and a first floor bathroom. Externally a landscaped front garden, driveway. A landscaped rear garden which attracts the afternoon sun. UPVC grey double glazed windows, a gas combi boiler heating. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4ZJ. Turn off Mount Road and in to Winghay Road, the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Tiled floor, radiator. Arch to:



KITCHEN

8' 5" x 7' 10" (2.57m x 2.39m)

Window to the front elevation. A range of wall and base units, inset sink, worksurface. Radiator.

LOUNGE

15' 11" x 11' 8" (4.85m x 3.56m)

French doors to the rear elevation. Laminate flooring, radiator. Stairs to:

FIRST FLOOR LANDING

Store cupboard. Access to loft with a light, part boarded.

Doors to:



BEDROOM ONE

10' 9" x 8' 4" (3.28m x 2.54m)

Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM TWO

11' 4" x 6' 6" (3.45m x 1.98m)

Window to the front elevation, radiator.

BATHROOM

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



EXTERNALLY

FRONTAGE

A driveway provides off road parking to the front and side of the house.

REAR

Attracting the afternoon sun is a well appointed landscaped garden with a block paved patio area and lawn garden area, all enclosed, storage area to the side of the house.

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 B

EPC RATING (PDF available online)

Current: Potential:

ENTRANCE PORCH

With a composite front entrance door with a glazed panel. Door to the boiler cupboard with a Baxi Duo Tec combi gas boiler. Internal door to;







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Kidsgrove
Stoke-On-Trent
Staffordshire
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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