



24 Queen Street
Kidsgrove, ST7 4AH

- A WELL PRESENTED TOWN HOUSE
- GOOD SIZED ROOMS
- ENTRANCE HALLWAY
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- POTENTIAL TO CREATE A THIRD
- PARKING TO REAR

£99,995





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 4AH. From Kidsgrove town centre proceed along Heathcote Street, turn left into King Street, turn right into Queen Street. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a UPVC door. Staircase to the first floor. Original tiled floor. Radiator.

LOUNGE

11' 11" x 11' 6" (3.63m x 3.51m) Walk in bay window to the front elevation. Feature fireplace with inset fire. Radiator.

DINING ROOM

13' 8" x 12' 1" (4.17m x 3.68m) Window to the rear elevation. Fireplace with gas fire. Radiator.





KITCHEN

11' 11" x 10' 4" (3.63m x 3.15m) Window to the rear elevation. Range of wall and base units, worksurface, sink unit. Splash back tiling. Space for appliances. Useful under stairs store cupboard. Radiator. UPVC half glazed access door to the rear.

FIRST FLOOR LANDING

13' 9" x 5' 1" (4.19m x 1.55m) Doors to:

BEDROOM ONE

15' 2" x 11' 10" (4.62m x 3.61m) Two windows to the front elevation. Potential to split to make a third bedroom. Radiator.



BEDROOM TWO

13' 8" x 9' 7" (4.17m x 3.18m) Window to the rear elevation. Radiator.

BATHROOM

11' 1" x 10' 5" (3.38m x 3.18m) Excellent size. Window to the rear elevation. Comprising panelled bath, low level W.C, wash hand basin. Shower cubicle. Boiler cupboard housing the Worcester combi boiler.

EXTERNALLY

FRONT

A walled, paved forecourt

REAR GARDEN/PATIO

Enclosed by walls and gates. Paved to provide off road parking. Shrub borders.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

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.



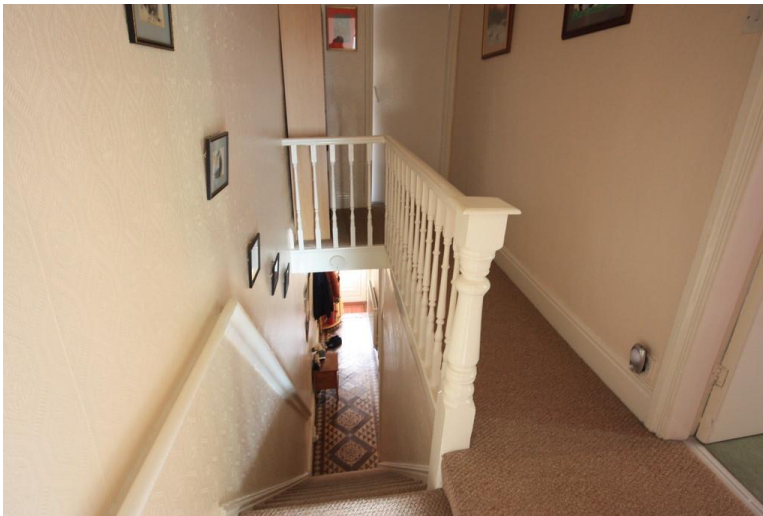


MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

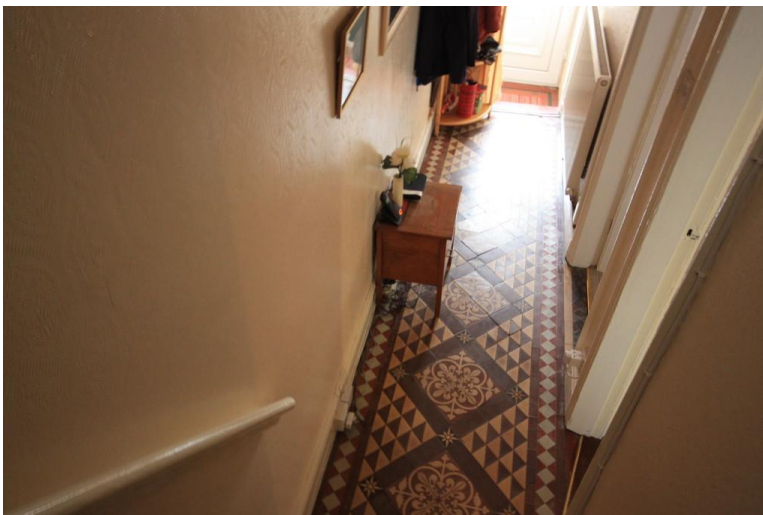
VALUATION

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.





EPC RATING (PDF available online)

EPC Current Energy Efficiency: 61

EPC Potential Energy Efficiency: 83

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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