



### 3 Hampshire Gardens Kidsgrove, ST7 1HP

- A THREE BEDROOM END TOWN HOUSE
- IDEAL INVESTMENT
- CURRENTLY LET
- MODERN DESIGN & BUILD
- LOW MAINTENANCE
- HALL, CLOAKS/W.C KITCHEN
- GOOD SIZED LOUNGE/DINING ROOM
- REAR GARDEN, 2 PARKING SPACES

**£119,995**





## Property Description

### INTRODUCTION

Hampshire Gardens a modern three bedroom end town house, an ideal investment. Comprising; hallway, cloaks/w.c, kitchen to the front with built in oven, tiled floor, a great sized L shaped lounge/dining room with French doors to the rear garden, three bedrooms, a first floor bathroom. UPVC double glazing, gas combi central heating. A gravel rear garden. Two parking spaces opposite. The property is located within 6 other properties within a cul de sac & within easy access to Kidsgrove Rail station & excellent road links to the A34/A500 (The current tenants would be happy to continue renting) Walkthrough Virtual Viewing available online.

### DIRECTIONS

From Kidsgrove Town centre proceed along Liverpool Road at the traffic lights beyond tesco turn right in to Gloucester Road, leading to whitehill, turn first right and first left. Take second left in to Essex Drive, turn left in to Hampshire Gardens, the property can be found in the Cul de sac as identified by our For Sale Sign.





#### ENTRANCE HALL

Upvc front entrance door with glazed panels. Staircase to the first floor. Beech effect laminate flooring, recessed lighting to ceiling. Door to:

#### CLOAKROOM/W.C

Low level w.c, wash hand basin, window.

#### KITCHEN

8' 10" x 8' 1" (2.69m x 2.46m) A range of Shaker style base and wall mounted cupboard units, with high gloss laminate work surface, stainless steel integrated electric oven, four ring gas hob, chimney style extractor, one and a half bowl stainless steel sink unit with mixer tap. splash back tiling to walls, tiled floor, plumbing and space for washing machine. Wall mounted Worcester 24i junior combination gas fired central heating boiler. Upvc double glazed window to the front.

#### LOUNGE

16' 1" x 15' 9" (4.9m x 4.8m) An L shaped room with French doors to the rear garden, window to rear, recessed spotlights to the ceiling. Beech effect laminate flooring door to under stairs store.

#### FIRST FLOOR LANDING

#### BATHROOM

With a white suite comprising panelled bath shower with over bath mono mixer tap. Pedestal wash hand basin, low level w.c. Chrome taps and fittings. Inset mirror and tiled shelf, ceramic floor tiling, splash back tiling to the walls, extractor fan, recessed lighting to the ceiling.

#### BEDROOM ONE

15' 9" x 9' 3" (4.8m x 2.82m) Upvc double glazed windows to rear, radiator.

#### BEDROOM TWO

11' 8" x 7' 8" (3.56m x 2.34m) Upvc double glazed window to front, radiator, coving to ceiling, separate over stairs area ideal storage.

#### BEDROOM THREE

10' 4" x 7' 7" (3.16m x 2.31m) Upvc double glazed window to front, radiator.

#### EXTERNALLY

Two parking spaces per dwelling.

#### REAR GARDEN

A landscaped rear garden with stone chippings leading to





a decking area, adjacent to French doors, close board fencing enclosing the garden.

#### NOTES

The foul and sewer effluent are discharged in to the mains network by means of two commissioned separate pumping chambers, managed by United Utilities. Any communal areas are managed by the the seven residents.

#### 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 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.



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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