

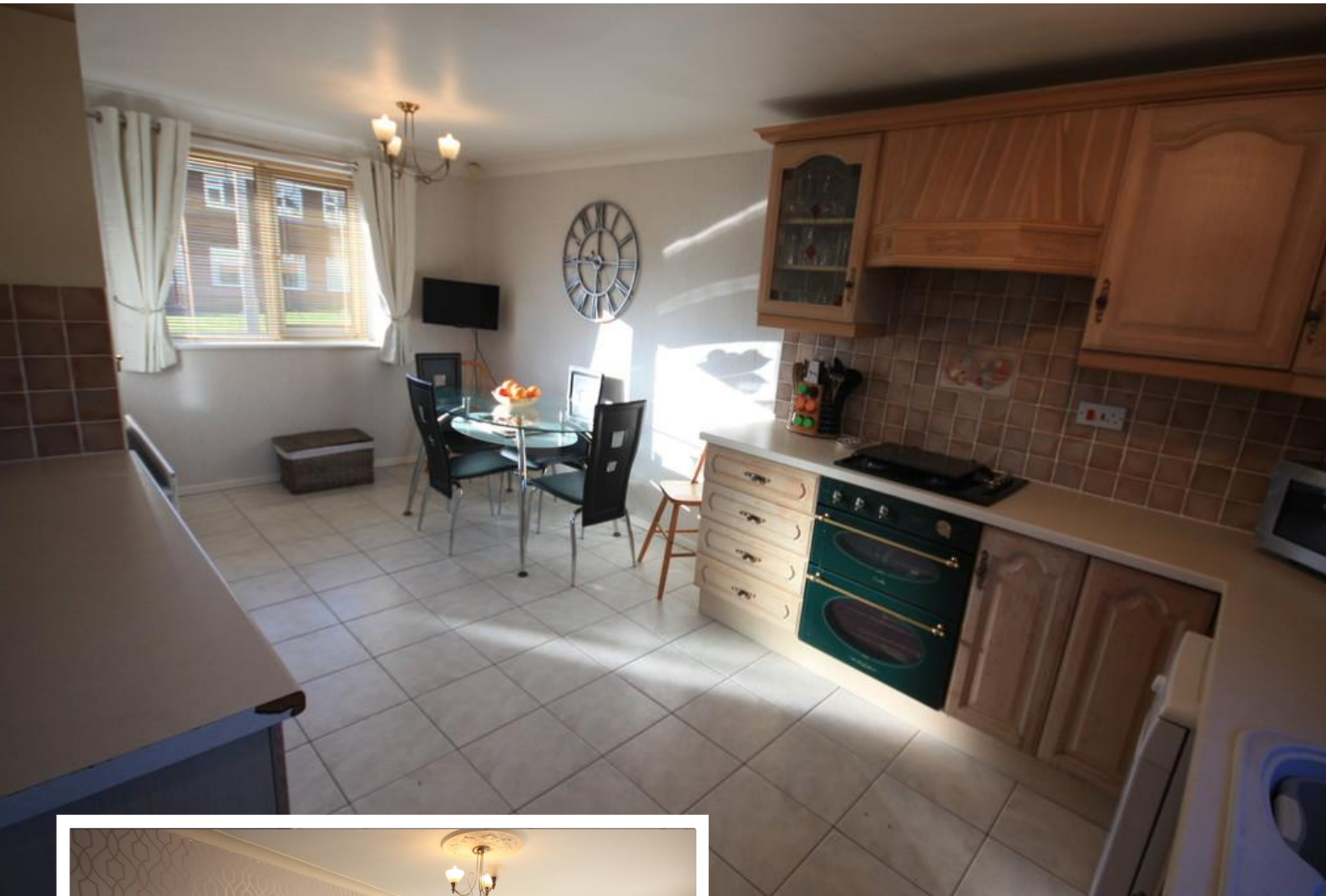


**1 Patrick Place**  
Brindley Ford, ST8 7RF

- A SPACIOUS END TOWN HOUSE
- WITHIN A SEMI RURAL LOCATION
- CORNER PLOT LOCATION
- HALL, KITCHEN/FAMILY ROOM
- FULL WIDTH LOUNGE
- THREE BEDROOMS & BATHROOM
- GARAGE & GARDENS
- UPVC D/G & GCH

**£130,000**





## Property Description

### DIRECTIONS

Please follow Sat Nav for postcode ST8 7RF. The property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Stairs to the first floor.

### LOUNGE

17' 9" x 9' 8" (5.41m x 2.95m) Bow window to the front elevation. Coving to the ceiling. Radiator. French doors to the rear elevation giving access to the garden.

### KITCHEN/DINER

17' 9" x 10' (5.41m x 3.05m) Windows to both the front and rear elevations. Kitchen area comprises a range of fitted wall and base units. Single drainer sink unit, worksurface. Integrated double oven, gas hob with extractor over. Splash back tiling to the walls, tiled floor. Coving to the ceiling.



#### REAR HALL

Useful understairs store area. Tiled floor. UPVC access door.

#### FIRST FLOOR LANDING

Cupboard housing the boiler. Access to the loft.

#### BEDROOM ONE

11' 7" x 10' 7" (3.53m x 3.23m) Window to the front elevation. Radiator.

#### BEDROOM TWO

11' 7" x 10' 5" (3.53m x 3.18m) Window to the front elevation. Radiator.



#### BEDROOM THREE

7' 5" x 6' 9" (2.26m x 2.06m) Window to the rear elevation. Recessed store cupboard/wardrobe. Radiator.

#### SEPERATE W.C

Window to the rear elevation. Low level W.C.

#### BATHROOM

Window to the rear elevation. Paneled bath with over bath shower, low level W.C, wash hand basin.

#### EXTERNALLY

#### FRONT GARDEN

Enclosed by fencing. Laid to lawn. A pathway leads to a further side garden. A paved patio beyond.



#### DETACHED BRICK GARAGE

17' 5" x 7' 8" (5.31m x 2.34m) There is also a store area at the rear of the garage.

#### 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

Stoke On Trent City Council





**EPC RATING (PDF available online)**

EPC Current Energy Efficiency: 73

EPC Potential Energy Efficiency: 86

43 Liverpool Road  
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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