



**224 Whitehill Road**  
**Kidsgrove, ST7 4DT**

- A WELL PRESENTED COTTAGE
- WITH NO CHAIN
- TWO BEDROOMS
- FORECOURT & REAR PATIO
- ELEVATED GARDEN AREA
- UPVC D/G, GAS C/HEATING
- TWO RECEPTION ROOMS
- LARGE KITCHEN

**£127,500**





## Property Description

### INTRODUCTION

Shaw's & Co are delighted to offer for sale a well presented cottage with no chain! Comprising lounge to the front with a stove, dining room, breakfast kitchen, two bedrooms, useful loft area, a ground floor shower room. Externally a fore court to the frontage, useful side yard and rear patio yard. A paved area to the rear, with a useful elevated garden area, newly built retaining wall. UPVC double glazing & gas central heating. The property enjoys a pleasant location with views and amenities nearby & with road links to the A34/A500. Viewing is imperative to appreciate the location, views and property within.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4DT. Proceeding from the roundabout on Mount Road, the property can be found on the left hand side, as identified by our for sale sign.

### LOUNGE

12' 1" x 11' 8" (3.68m x 3.56m) Entered through a UPVC



part glazed door. Window to the front elevation. Chimney breast with inset stove. Laminate flooring. Radiator. Door to:

**DINING ROOM**

12' 7" x 9' 7" (3.84m x 2.92m) Laminate flooring. Radiator. Opening to:

**KITCHEN/BREAKFAST ROOM**

13' 5" x 11' 11" (4.09m x 3.63m) Window to the side elevation. Comprising a range of wall and base units, single drainer sink unit, worksurface. Built in oven and hob with extractor over. A further stainless steel sink at the far end of the kitchen. Stairs to the first floor. Vaillant gas boiler. Stable door gives access to the side elevation.



**INNER HALL**

Store area off. Door to:

**BATHROOM/WET ROOM**

12' 6" x 6' 6" (3.81m x 1.98m) Window to the rear elevation. Comprising wall mounted shower, low level W.C, wash hand basin. Two light fittings. Radiator.

**FIRST FLOOR LANDING**

Access to the loft. A great storage space, which is boarded and has velux window affording natural light.



**BEDROOM ONE**

12' 4" x 11' 10" (3.76m x 3.61m) Window to the front elevation with views towards Mow Cop. Radiator.

**BEDROOM TWO**

8' 11" x 8' 11" (2.72m x 2.72m) UPVC door gives access to a flat roof. We advise applicants to take care, railings are fitted, but not tested by our office for safety.

**EXTERNALLY**

**FRONT**

Attractive forecourt area. Walled to the front and side. Access gate. Paved pathway to the door.

**SIDE PATIO AREA**

Useful paved seating area leading to:

**REAR GARDEN**

Comprising a paved patio area. Steps lead to a raised gravel useful garden area. There is a retaining wall has just been rebuilt in March/April 2021

**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

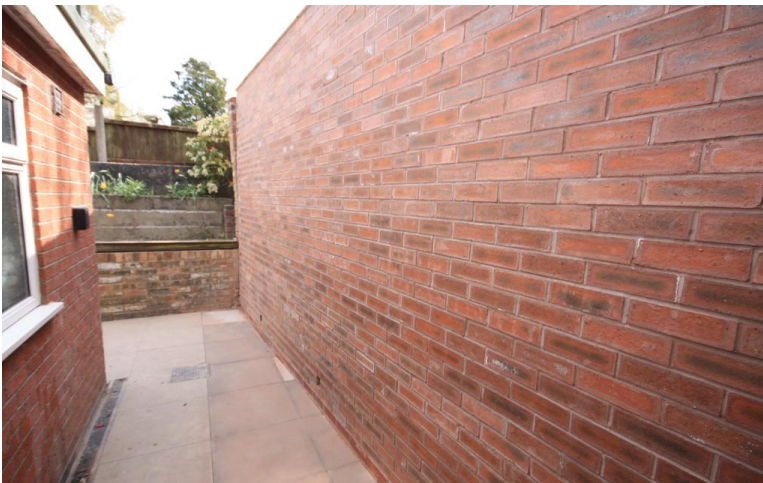
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder

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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