



Tawney Close
Kidsgrove, ST7 4EN

- A SEMI DETACHED HOUSE
- WITH NO CHAIN
- PORCH, LOUNGE
- BREAKFAST KITCHEN
- CONSERVATORY
- ONE DOUBLE BEDROOM
- LANDSCAPED GARDENS
- SECTIONAL GARAGE

£109,995
NEW PRICE





Property Description

INTRODUCTION

A semi detached house with no onward chain offering a brilliant opportunity to acquire a lovely home within a well regarded location comprising, entrance porch, lounge, breakfast kitchen, conservatory, first floor landing, bedroom one, first floor bathroom. Externally a long driveway, garage, a pleasant rear garden. UPVC double glazing & gas central heating. Easy access nearby to daily facilities and road links to the A34/A500. Viewing by appointment. Walkthrough virtual viewing available.

DIRECTIONS

Please follow postcode ST7 4EN for Sat Nav/Google Maps and the property can be found on the left hand side as identified by our For Sale sign.

ENTRANCE PORCH

UPVC double glazed entrance door and windows. Tiled floor.





LOUNGE

11' 2" x 10' 8" (3.4m x 3.25m) Bow window to the front, radiator. Feature fireplace. Staircase to the first floor.

KITCHEN/ DINING ROOM

11' 2" x 8' 9" (3.4m x 2.67m) A range of base and wall mounted cupboard units, with worksurfaces. Built in oven and hob, single drainer sink unit. Plumbing and space for a washing machine. Splash back tiling to walls. Understairs store area. Half glazed UPVC rear access door, window to the rear.

CONSERVATORY

12' 2" x 5' (3.71m x 1.52m) Tiled floor. Radiator.



FIRST FLOOR LANDING

Access to loft. Window to rear.

BEDROOM ONE

11' 10" x 11' (3.61m x 3.35m) Window to the front, radiator. A range of fitted wardrobes.

BATHROOM

7' 7" x 4' 11" (2.31m x 1.5m) A fitted suite with a panelled bath and overbath shower, low level W.C and wash hand basin. Splash back tiling to the walls. Window to the rear, radiator.



EXTERNALLY

FRONT GARDEN

A long front garden, laid to lawn. A long driveway provides parking for vehicles.

REAR GARDEN

A pleasant rear laid to lawn garden with a paved patio area. Enclosed by fence panels. The garden attracts the afternoon sun.

GARAGE

15' 8" x 8' 3" (4.78m x 2.51m) A concrete sectional garage. Up and over front door, electric light and power.



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 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