

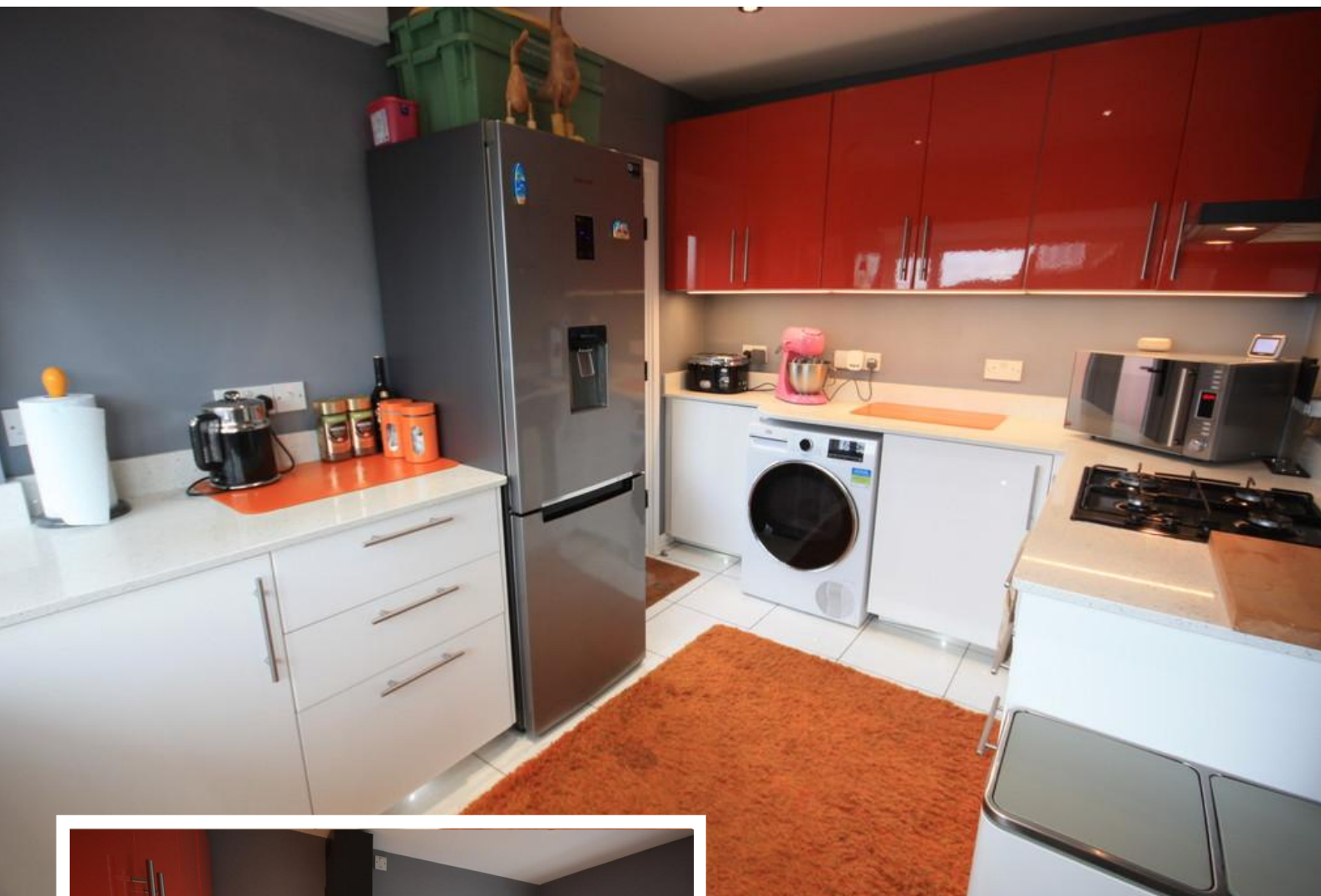


**Jodrell View**  
Kidsgrove, ST7 4HN

- BEAUTIFULLY PRESENTED
- SEMI DETACHED BUNGALOW
- A BRILLIANT OPPORTUNITY
- WELL APPOINTED THROUGHOUT
- GOOD SIZED LOUNGE, UPDATED KITCHEN
- TWO DOUBLE BEDROOMS
- STUNNING BATHROOM
- LANDSCAPED GARDENS

**£189,995**





## Property Description

### INTRO

A brilliant opportunity for a first time buyer or for the semi retired this beautifully presented & updated semi detached bungalow is set within this popular location which must be viewed internally to be fully appreciated! A good sized driveway providing plenty of off-road parking. The discerning buyer you will be pleased to find a stunning updated kitchen, a spacious lounge, two double bedrooms, a contemporary beautifully appointed family bathroom. A landscaped low maintenance rear garden with a detached garage. The property is located within a quiet cul de sac yet within very close proximity to daily shops, schools, road links and the A34/A500/A527. Viewing is essential without further delay!

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4HN and the property can be found on the left hand side.

### KITCHEN

12' 8" x 8' 4" (3.86m x 2.54m) max





Comprising an updated well appointed kitchen with base and wall units, quartz worksurfaces, built in oven gas hob and extractor, spaces for a washing machine and a tall fridge freezer, quartz tiled floor, a bay window to the front, recessed spotlights. Plinth lighting. Electric consumer unit, we understand the property has been re wired. Door to;

#### LOUNGE/DINING ROOM

16' x 11' 8" (4.88m x 3.56m)

With a large window to the front, wall lights, recessed spot lights to the ceiling, a chimney breast with inset stove for additional heat.



#### INNER HALLWAY

With a radiator and a modern wall mounted mains gas combi boiler. Space for study desk.

#### BEDROOM ONE

14' 2" x 9' 2" (4.32m x 2.79m)

Window to the rear, radiator, recessed spot lights to the ceiling. Access to the loft.

#### BEDROOM TWO

10' 10" x 9' 11" (3.3m x 3.02m)

With glazed patio doors to the landscaped rear garden, radiator, recessed spot lights. Store cupboard.



#### BATHROOM

8' 5" x 6' (2.57m x 1.83m)

Comprising a well appointed white suite with a pannelled bath with an over bath shower, low level W.C wash hand basin and a vanity cabinet, a towel radiator, window to the side. Tiled floor.

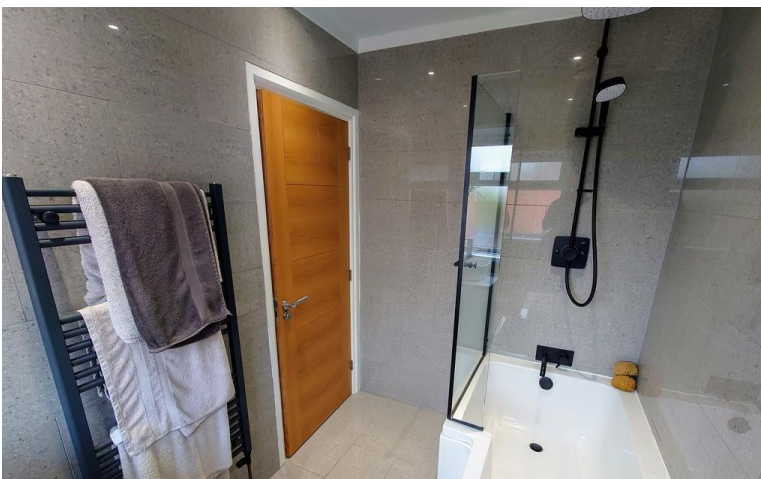
#### EXTERNALLY

A block paved driveway provides lots of parking space extending to the side of the bungalow.

#### GARAGE

21' 10" x 10' 5" (6.65m x 3.18m)

Up and over front door, window to the side.



#### REAR GARDEN

A landscaped rear garden area with a patio area and laid to lawn garden, raised decking with a view towards Cheshire in the distance, all with a pleasant outlook. External wall lighting.

#### 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.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:







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.  
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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