



Magpie Crescent
Kidsgrove , ST7 4XQ

- DETACHED RESIDENCE
- WELL REGARDED LOCATION
- CORNER PLOT
- LANDSCAPED GARDENS
- HALL, CLOAKS/W.C
- SPACIOUS KITCHEN/DINING ROOM
- LOUNGE, THREE BEDROOMS
- ENSUITE & BATHROOM

£290,000





Property Description

INTRO

A beautifully presented detached house located within a great size corner plot which must be viewed to be fully appreciated comprising, entrance hall, cloaks/w.c, a spacious kitchen/dining room, full width lounge, three good sized bedrooms, ensuite, a family bathroom. An attached garage, landscaped gardens to the front and rear, with a high degree of privacy in the rear garden. A fabulous modern garden office/summerhouse providing very useful space for hobbies, interests, work from home etc. The property is located within a well regarded location, lots of amenities etc. Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4XQ. Turn off Mount Road and the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a composite door. Stairs to the first floor. Laminate flooring. Radiator.

WC

Window to the front elevation. Low level W.C, wash hand basin. Tiled floor. Radiator.

LOUNGE

16' x 10' 2" (4.88m x 3.1m)

Bay window to the front elevation. French doors to the rear. Laminate flooring. Radiator.



KITCHEN/BREAKFAST ROOM

16' x 10' (4.88m x 3.05m)

Windows to the the front and rear elevations. A spacious kitchen comprising a range of wall and base units, single drainer sink, worksurface. Built in electric oven, gas hob with extractor over. Integrated washing machine, dishwasher and wine cooler. Space for American style fridge freezer . Store cupboard. Tiled floor. Two radiators.

FIRST FLOOR LANDING

Window to the side elevation. Store cupboard. Loft access. Doors to:

BEDROOM ONE

11' 7" x 10' 6" (3.53m x 3.2m)

Window to the front elevation. Fitted wardrobes. Radiator.

Door to:

ENSUITE

Window to the rear elevation. White suite comprising: Shower cubicle, low level W.C, wash hand basin. Vertical radiator.

BEDROOM TWO

10' 1" x 9' 3" (3.07m x 2.82m)

Window to the front elevation. Radiator.



BEDROOM THREE

11' 1" x 6' 7" (3.38m x 2.01m)

Window to the rear elevation. Radiator.



BATHROOM

Window to the front elevation. A modern suite comprising: free standing bath with floor mounted taps, low level W.C, wash hand basin. Tiled floor. Vertical radiator.

EXTERNALLY



FRONT

Block paved drive provides ample off road parking. Shrub borders.

ATTACHED GARAGE

16' x 8' 2" (4.88m x 2.49m)

Roller door to the front. Main Eco gas combi boiler. Rear access door.

REAR

Affording lots of privacy, the large corner plot garden is laid to lawn with shrub borders. Patio area.



SUMMER HOUSE/OFFICE

12' 2" x 8' (3.71m x 2.44m)

A very useful addition to the property. Ideal space to enjoy the garden or to use as an office, hobby room.

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 .





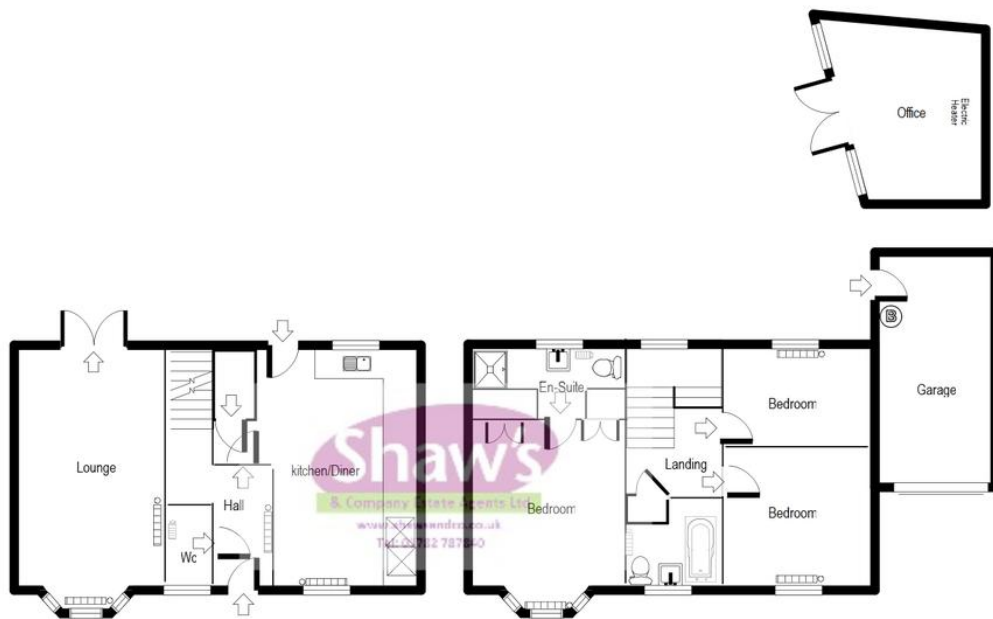
LOCAL AUTHORITY
Newcastle Borough Council.

COUNCIL TAX BAND D

EPC RATING (PDF available online)
Current: 73C Potential: 86B







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