

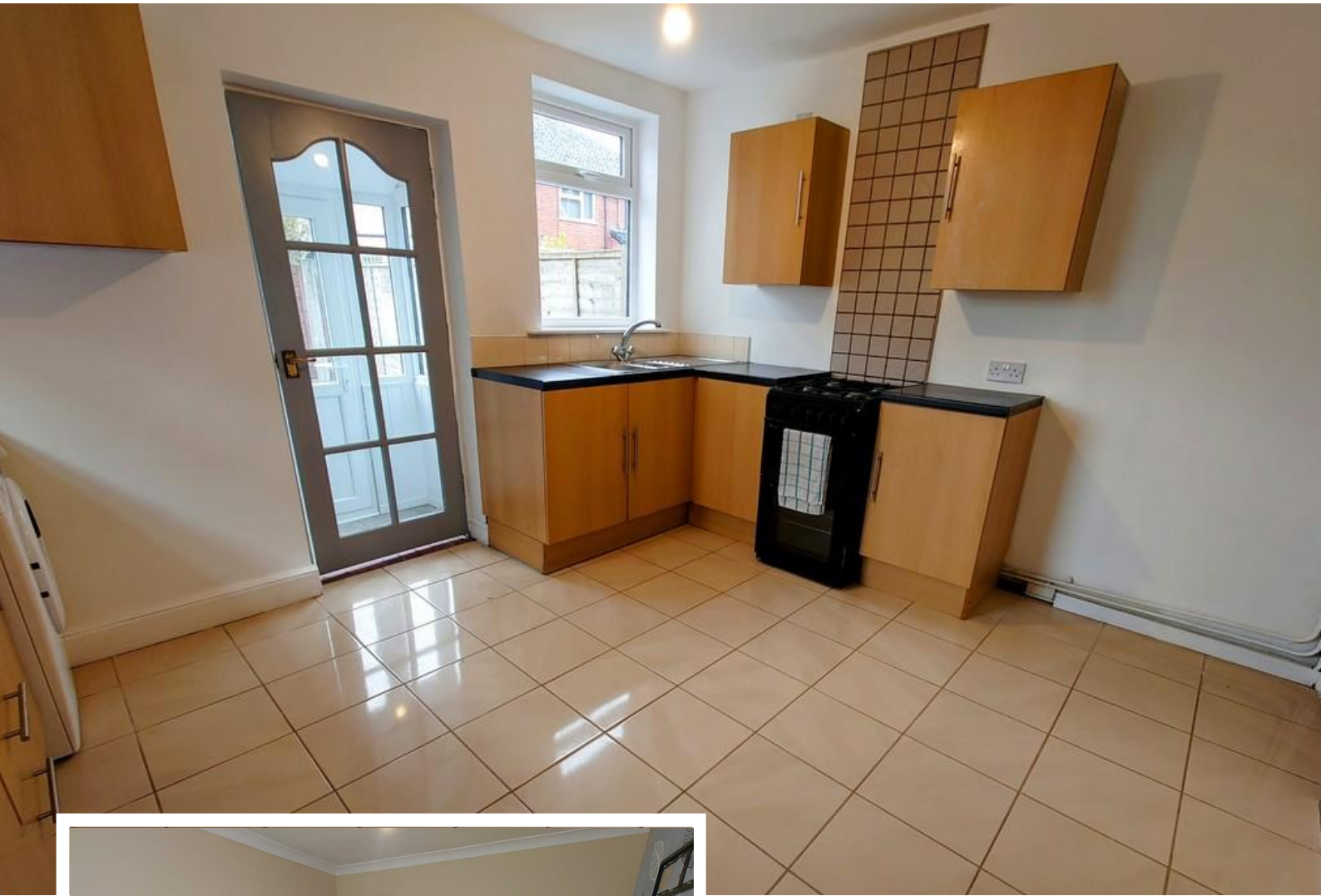


**Kidsgrove Bank**  
**Kidsgrove, ST7 4HB**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- WELL PRESENTED, NEW DECOR ETC
- KITCHEN/DINING ROOM, LOUNGE
- TWO BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

**£144,950**





## Property Description

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4HB proceed from Kidsgrove Town Centre passing Aldi supermarket and proceed along the bank and the property can be found on the left hand side as identified by our For Sale Sign.

### ENTRANCE HALLWAY

UPVC side entrance door, window to the side. Radiator.

### LOUNGE

11' 9" x 12' 5" (3.58m x 3.78m)

Bow window to the front, radiator. Laminate flooring. Coving to the ceiling.

### KITCHEN/DINING ROOM

10' 7" x 12' 5" (3.23m x 3.78m)

Window to the side and rear, radiator, understairs storage area, tiled flooring, fitted base and, wall units, W.C, rear window. Door to:



#### REAR PORCH

UPVC rear access door.

#### CLOAKS/W.C

Low level W.C.

#### BEDROOM ONE

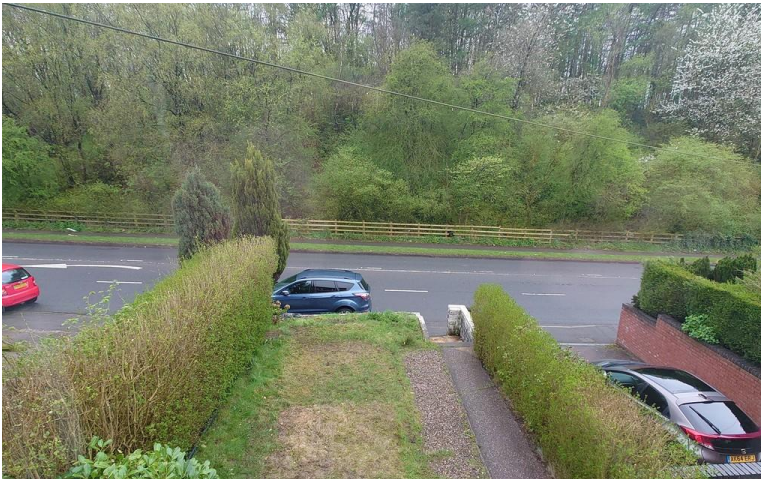
12' 5" x 12' 1" (3.78m x 3.68m)

Window to the front, radiator.

#### BATHROOM

5' 6" x 7' 8" (1.68m x 2.34m)

Comprising bathroom suite, bath, wash hand basin, low level W.C, radiator, window to the rear.



#### BEDROOM TWO

10' 9" x 6' 7" (3.28m x 2.01m)

Boiler storage cupboard with a Baxi Platimun gas combi boiler, window to the rear, radiator.

#### EXTERNALLY

##### FRONT GARDEN

Steps leading upto the property, laid to lawn area.

##### REAR GARDEN

Fenced surround a paved patio and parking, leading down the side of the property to the side entrance.



#### 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 A

#### EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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