



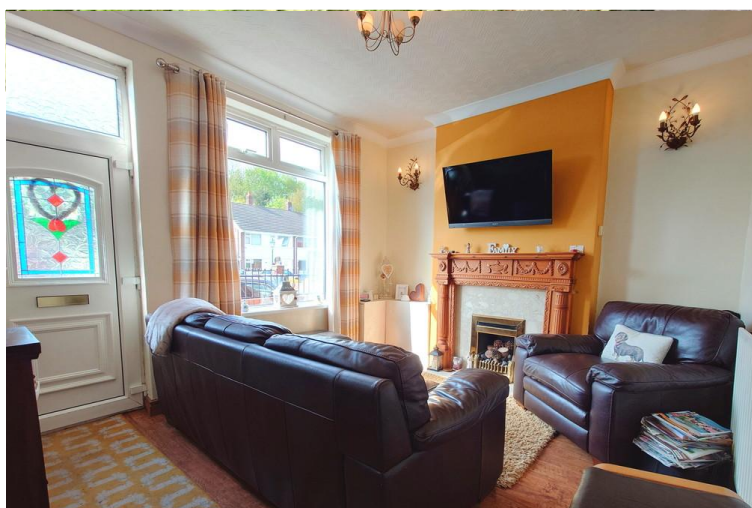
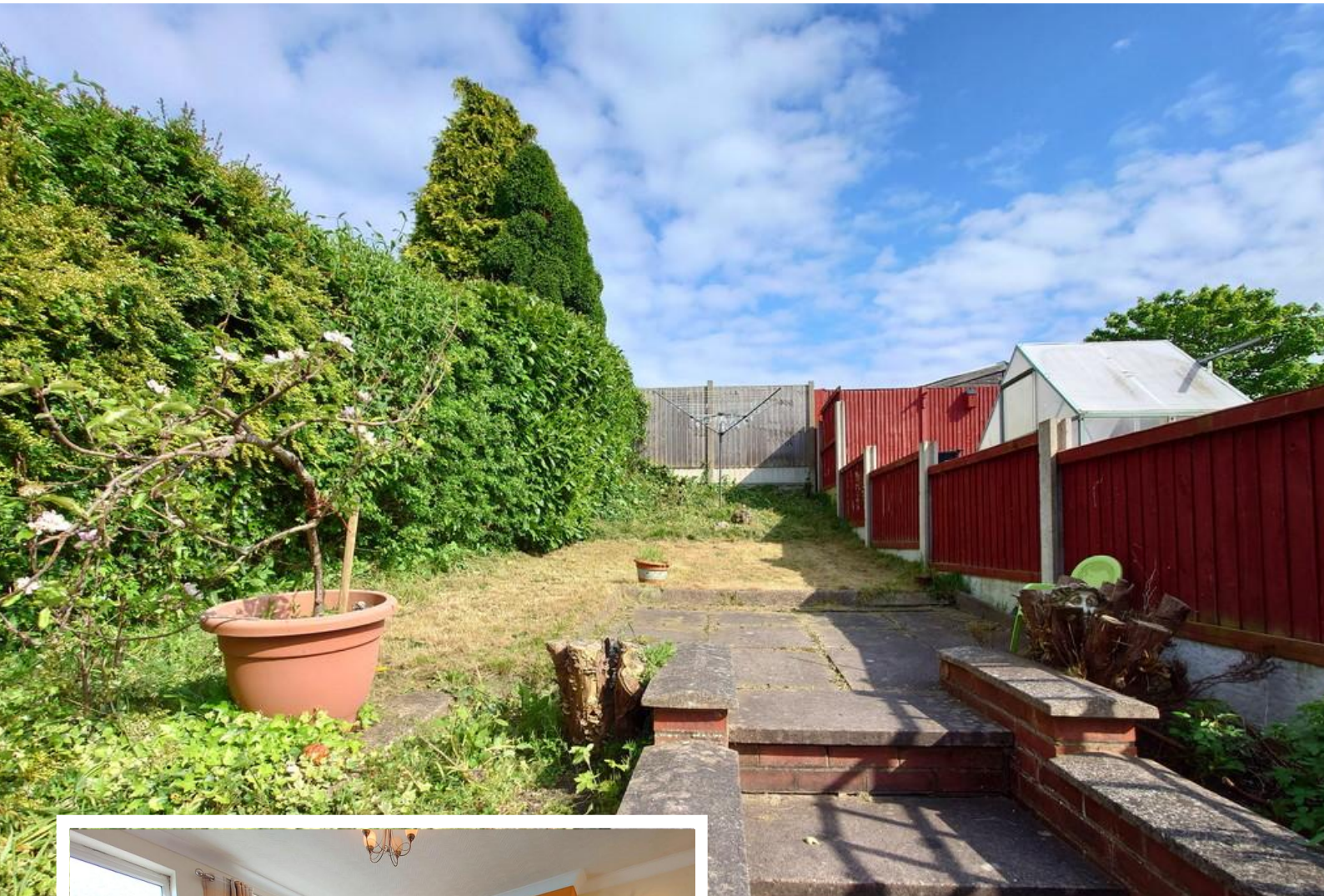
**Stonebank Road**  
**Kidsgrove, ST7 4HQ**

- A SEMI DETACHED HOUSE
- THREE BEDROOMS, NO CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- KITCHEN, GROUND FLOOR BATHROOM
- STUNNING REAR GARDEN
- UPVC D/G & GAS C/HEATING
- NEARBY TO BIRCHENWOOD COUNTRY PARK

**£152,500**







## Property Description

### INTRO

We are proud to present this lovely and spacious **THREE BEDROOM SEMI DETACHED HOUSE** and available with **NO CHAIN!** Comprising lounge, dining room, kitchen, rear hall, ground floor bathroom and the three bedrooms to the first floor. Forecourted to the front with a stunning paved and lawned rear garden, catching that sun! UPVC double glazing and gas central heating from a Worcester condenser boiler. Ideal location for nearby amenities and road links, within walking distance of the popular St. Thomas' Primary school and with Birchenwood Country Park being around the corner, this isn't one to miss!

### DIRECTIONS

Please use postcode **ST7 4HQ** for Sat Nav/Google Maps. From the bottom of Kidsgrove Bank, turn right into Stonebank Road, and before the turning to the left, the property can be found on the left hand side, as identified by our For Sale sign.





## ACCOMMODATION

### LOUNGE

12' 6" x 11' 7" (3.81m x 3.53m)

UPVC front entrance door. Window to the front. Cupboard housing gas/electric meters. Gas fire and lovely feature surround. Laminate flooring. Radiator. Coving to the ceiling. Door to:

### DINING ROOM

12' 6" x 12' 2" (3.81m x 3.71m)

French doors to the rear garden with window above. Gas fire and lovely feature surround. Radiator. Feature hanging central light and two wall lights. Coving to the ceiling. Laminate flooring. Door to useful understairs storage area. Door to staircase to the first floor. Door to:



### KITCHEN

11' 2" x 5' 11" (3.4m x 1.8m)

A well presented fitted kitchen with base and wall mounted cupboard units, worksurfaces. Window to the side. Single drainer sink unit. Electric oven/grill with gas hob and extractor above. Space and plumbing for washing machine. Tiled wall. Wooden flooring. Radiator.

### REAR HALL

UPVC side access door. Tiled floor. Small loft access. Double American style fridge freezer. Door to:



### BATHROOM

6' 4" x 5' 11" (1.93m x 1.8m)

Comprising a white suite with paneled bath and shower attachment, low level W.C and wash hand basin. Tiled walls and flooring. UPVC paneled ceiling. Frosted window to the side, radiator.

### FIRST FLOOR LANDING

With access to the loft via pull down ladder (boarded and some insulation).



### BEDROOM ONE

12' 8" x 11' 1" (3.86m x 3.38m)

Window to the front, radiator. Coving to the ceiling.

### BEDROOM TWO

12' 3" x 9' 5" (3.73m x 2.87m)

Window to the rear, radiator. Coving to the ceiling.

### BEDROOM THREE

11' 1" x 6' 1" (3.38m x 1.85m)

Window to the side, radiator. Coving to the ceiling. Store cupboard also housing Worcester gas condenser boiler head unit and cylinder tank.





## EXTERNALLY

### FRONTAGE

Enclosed by a brick wall and wrought iron railings above. Gated access to a paved patio forecourt. Side access to the property.

### REAR GARDEN

A nicely enclosed rear paved patio area, with timber gate and steps up to a beautifully presented laid to lawn garden area with shrub borders and enclosed with fencing.

### 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 A

### EPC RATING (PDF available online)

Current: 51E Potential: 83B











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

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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
 01782787840

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