



Byron Court
Kidsgrove, ST7 4JF

- DETACHED RESIDENCE
- WELL REGARDED LOCATION
- WELL IMPROVED THROUGHOUT
- HALL, LOUNGE, DINING RM/BEDROOM 3
- UPDATED BREAKFAST KITCHEN
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS
- FIRST FLOOR SHOWER ROOM

£285,000





Property Description

INTRO

Shaw's & Co are delighted to offer for sale this stunning well improved detached residence which must be viewed to be fully appreciated! comprising entrance hallway with oak handrail, glass screens, a good sized lounge with feature fireplace, separate dining room/ground floor bedroom three. A ground floor lovely shower room. An updated breakfast kitchen with appliances, quartz worktops, two double bedrooms with fitted wardrobes, a first floor good sized beautiful shower room, with potential to change to form a third upstairs bedroom. Externally landscaped garden to the front, a long driveway, a good size detached garage. A stunning landscaped low maintenance rear garden. UPVC double glazing & gas central heating. A lovely cul de sac quite location. Viewing imperative. (draft details subject to approval)

DIRECTIONS

Please follow sat nav for postcode for ST7 4JF turn in to the cul de sac and the property can be found on the right hand side as identified by our for sale sign.



ENTRANCE HALL

A composite front entrance door, stair case to the first floor with attractive oak hand rail and glazed panels. Under stairs store area, a further walk in cupboard, Half landing window to the side. Coving to the ceiling. Laminate flooring.

LOUNGE

19' 10" x 12' (6.05m x 3.66m)

With a large bow window to the front, radiator. A feature fireplace with a modern electric fire suite. Two wall lights, two radiators.



DINING ROOM/BEDROOM THREE

12' x 9' (3.66m x 2.74m)

Window to the front, radiator. A useful dining room or could be a ground floor bedroom.

BREAKFAST KITCHEN

12' 10" x 9' 3" (3.91m x 2.82m)

Comprising updated range of base and wall units, quartz work surfaces, single drainer sink, built in oven, hob and extractor. Integrated dishwasher, concealed washing machine. Radiator, UPVC door to the landscaped garden. Tiled floor. Spot lights to the ceiling.



GROUND FLOOR SHOWER ROOM

Comprising an updated suite with an enclosed shower cubicle, low level W.C, wash hand basin, vanity cabinets, splash back tiling, window to the rear. Radiator. Coving to the ceiling.

FIRST FLOOR LANDING

Access to the loft space.

BEDROOM ONE

12' 5" x 11' 3" (3.78m x 3.43m)

Window to the front, radiator, one wall with an extensive range of fitted wardrobes.



BEDROOM TWO

12' x 11' 5" (3.66m x 3.48m)

Window to the rear, radiator, one wall with an extensive range of fitted wardrobes. Storage to the eaves.

FIRST FLOOR SHOWER ROOM

10' x 8' 6" (3.05m x 2.59m)

Comprising an updated suite with a large enclosed shower cubicle, low level W.C, wash hand basin, shower screen walls. Radiator. Window to the side, potential to alter the room to form a third bedroom. Full ceiling height.



EXTERNALLY

A landscaped garden area with shrub borders, a driveway provides parking spaces.

GARAGE

23' 2" x 9' 2" (7.06m x 2.79m)

An electronic front entrance door, two windows, electric light and power. A good sized detached garage.

REAR GARDEN

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 C

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.
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