



Brieryhurst Road
Kidsgrove, ST7 4RZ

- A SEMI DETACHED DORMER BUNGALOW
- THREE BEDROOMS
(2 GROUND FLOOR, 1 1st FLOOR)
- NO CHAIN
- NICELY PRESENTED THROUGHOUT
- DRIVEWAY & DETACHED GARAGE
- VIEWS TO MOW COP
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- UPVC D/G & GAS C/H

£175,000





Property Description

INTRO

For sale with NO CHAIN - A THREE bedroom semi detached dormer bungalow new on the market in Brieryhurst Road! This lovely bungalow boasts a well presented kitchen, lounge, shower room, two bedrooms to the ground floor, with stairs up to the third bedroom to the first floor. Featuring a nicely presented front garden, with shared driveway, leads to a detached garage, and a low maintenance rear garden offering a nice degree of privacy. Views beyond towards Mow Cop Castle. UPVC double glazing and gas central heating. Nearby to the amenities of Kidsgrove Town Centre. Get in touch to get your viewing booked today!

DIRECTIONS

Please use postcode ST7 4RZ for Sat Nav/postcode finder. From Galleys Bank, turn into Brieryhurst Road, where the property can be found immediately on the left hand side, as identified by our For Sale sign.





ACCOMMODATION

KITCHEN

12' 4" x 9' 1" (3.76m x 2.77m)

Entered via a UPVC side entrance door. Comprising a well presented kitchen suite with base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Electric oven with gas hob, and extractor fan above. Two windows to the front, radiator. Electric consumer unit. Tiled floor. Space and plumbing for washing machine. Spotlights to the ceiling.

LOUNGE

19' x 9' 1" (5.79m x 2.77m)

Window to the front, radiator. Electric fire and feature surround. Coving to the ceiling. Staircase to the first floor. Doors to one of the bedrooms and door to the hall.



BEDROOM TWO

9' 2" x 8' 11" (2.79m x 2.72m)

Sliding patio doors to the rear garden. Radiator. Coving to the ceiling.

INNER HALL

With a cupboard housing Worcester Greenstar 255i gas combi boiler and storage.



BEDROOM THREE

9' 2" x 8' 11" (2.79m x 2.72m)

Window to the rear, radiator.

SHOWER ROOM

6' 3" x 5' 5" (1.91m x 1.65m)

With enclosed shower cubicle with electric shower. Low level W.C and wash hand basin. Radiator. Frosted window to the side. Tiled walls and tiled floors.

BEDROOM ONE

13' 2" x 9' 3" (4.01m x 2.82m)

The first floor bedroom on the dormer extension features a window to the rear with far reaching views and to Mow Cop Castle. Radiator. Mini cupboard with storage to the eaves.



EXTERNALLY

FRONT GARDEN

Enclosed by a wall, with nicely presented landscaped garden with shrubs. A shared, tarmac driveway provides parking, through to:



DETACHED GARAGE

Of brick construction. Up and over door. Power and lighting.

REAR GARDEN

A nicely private landscaped low maintenance rear garden being paved patio and with shrub borders. Enclosed by fencing.

ADDITIONAL NOTES

The property benefits from gas central heating with a Worcester Greenstar 255i gas combi boiler. The electrical consumer unit has been replaced as per the modern regulations. The roof has had works approx 2 years ago along with the UPVC fascias and soffits being replaced. The property is sold with no onward chain.

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: 58D 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