



Mount Road
Kidsgrove, ST7 4AY

- WELL PRESENTED SEMI DETACHED
- NO CHAIN
- SPACIOUS LOUNGE TO REAR
- KITCHEN & DINING ROOM
- THREE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

£175,000





Property Description

INTRO

A well presented semi detached house offered for sale with no chain. The property has a pleasant layout comprising an updated kitchen, dining room, a good sized full lounge to the rear, three bedrooms and a first floor shower room. Plenty of natural light from the windows to all rooms. Externally landscaped gardens to the front and rear, a driveway provides parking spaces. UPVC double glazing & gas central heating. The property is within easy access to all facilities road & rail links, yet with Bathpool & Birchenwood Country Park close by. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please proceed to postcode ST7 4AY from the town centre and the property can be found on the left hand side as identified by our for sale sign.

KITCHEN

9' 11" x 8' 2" (3.02m x 2.49m)

Comprising fitted base and wall units, work surfaces, single



drainer sink, built in oven, hob and extractor, spaces for appliances, window to the front, UPVC side external access door. Under stairs area with the Logic gas boiler.

DINING ROOM

12' 6" x 8' 11" (3.81m x 2.72m)

With glazed patio doors to the front, radiator, stair case to the first floor. Door to;

LOUNGE

17' 7" x 11' 5" (5.36m x 3.48m)

With glazed patio doors to the rear garden, window to the rear, feature fireplace and inset fire.



FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

10' 9" x 9' 7" (3.28m x 2.92m)

Window to the front, deep fitted wardrobes, hot water cylinder cupboard, access to the loft above the hot water cylinder, radiator.

BEDROOM TWO

10' 10" x 9' 4" (3.3m x 2.84m)

Window to the rear, radiator. Fitted wardrobes.



BEDROOM THREE

8' 4" x 6' 5" (2.54m x 1.96m)

Window to the rear, radiator.

SHOWER ROOM

7' x 6' 4" (2.13m x 1.93m)

An enclosed shower cubicle, low level W.C wash hand basin, radiator, window to the front, shower screen walls.

EXTERNALLY

A landscaped attractive front garden area with shrub borders, gravelled area, patio. A driveway provides parking space to the front. A wide pathway leads alongside the house to the rear garden.



GARAGE

Concrete sectional, up and over front door.

REAR GARDEN

A landscaped rear garden area with a good sized patio area and laid to lawn garden, shrub borders and attracts the afternoon sun.

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: 68D Potential: 84





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 to 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







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
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 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