



## Stonebank Road Kingsgrove, ST7 4HL

- A SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, SPACIOUS LOUNGE/DINING ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- ATTACHED GARAGE INC CLOAKS/W.C
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

**£190,000**







## Property Description

### INTRO

Shaw's & Co are pleased to offer For Sale a well presented semi detached house with NO CHAIN! Comprising entrance hallway with a composite entrance door, a spacious lounge/dining room with french doors to the garden, a kitchen, attached garage including the cloaks/w.c three good sized bedrooms, a first floor bathroom. Externally a landscaped frontage provides parking spaces and a shrub border. A landscaped rear garden which attracts afternoon sun with a pleasant view. UPVC double glazing & gas central heating. The property is located with easy access to all facilities yet within a pleasant suburban location. Viewing essential!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4HL. From Kidsgrove town proceed up Kidsgrove Bank. Turn right in to Stone Bank Road and the property can be found on the right hand side, as identified by our for sale sign.





#### ENTRANCE HALL

Entered through a composite door with glazed panels. Staircase to the first floor. Radiator.

#### LOUNGE/DINER

22' 3" x 13' 2" (6.78m x 4.01m)

Bow window to the front elevation. Feature fireplace with inset fire. Coving to the ceiling, laminate flooring. Radiator. French doors to the garden.

#### KITCHEN

11' 1" x 9' 3" (3.38m x 2.82m)

Window to the rear elevation. A range of wall and base units, single drainer sink, work surface. Space for appliances, under stairs store. Radiator.

#### ATTACHED GARAGE/HOBBIES AREA

17'6" x 8' (4.24m x 2.44m) MAX

Electric roll up front door. UPVC part glazed rear access door. Dimension includes the cloaks/w.c reduces to 14' Door to:

#### WC

Window to the rear elevation. Low level W.C, wash hand basin.

#### FIRST FLOOR LANDING

Window to the side elevation. Store cupboard. Doors to:

#### BEDROOM ONE

11' 8" x 10' 11" (3.56m x 3.33m)

Window to the rear elevation with a pleasant view. Radiator. Wardrobes.

#### BEDROOM TWO

10' 4" x 11' 1" (3.15m x 3.38m)

Window to the front elevation. Radiator. Wardrobes.

#### BEDROOM THREE

8' 10" x 7' 3" (2.69m x 2.21m)

Window to the front elevation. Radiator.

#### BATHROOM

Windows to both the side and rear elevation. Suite comprising: a free standing bath with claw feet, an enclosed shower cubicle, low level W.C, wash hand basin. Victorian towel radiator.

#### EXTERNALLY

#### FRONT

A block paved drive provides parking. Shrub borders.





#### REAR

Attracting the afternoon sun and having a good degree of privacy. Landscaped garden with patio areas and shrub borders.

#### 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 .

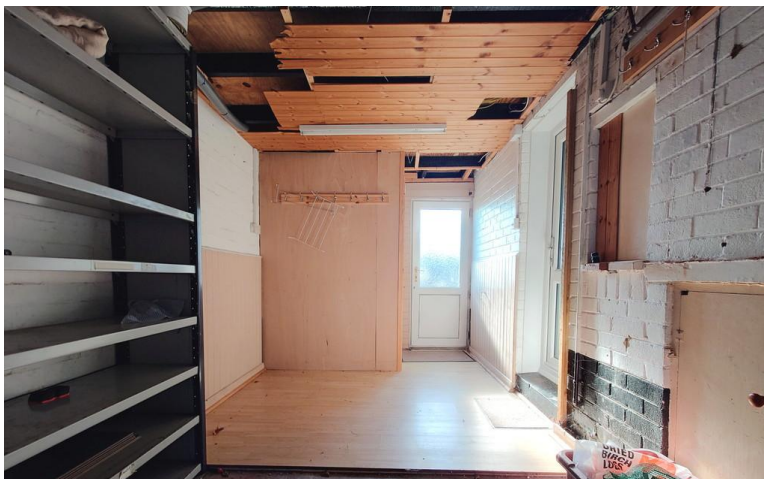
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 59D Potential: 84B

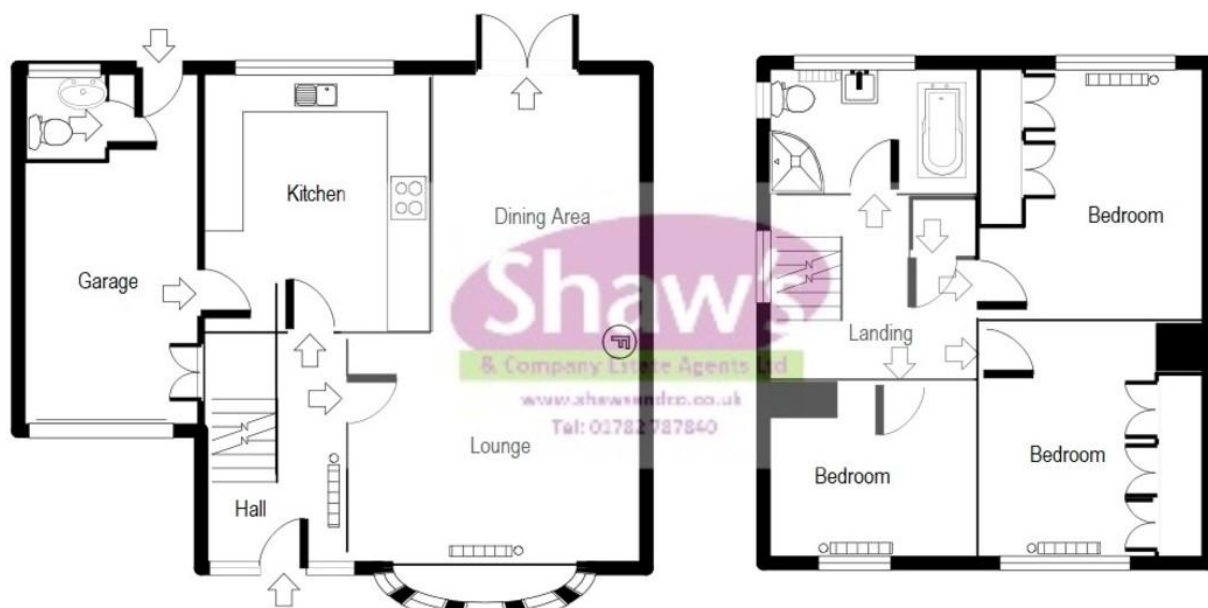












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This 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 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