



Warwick Close
Kidsgrove, ST7 1HH

- SEMI DETACHED HOUSE
- WITH FURTHER POTENTIAL
- NO CHAIN
- HALL, LOUNGE/DINING ROOM
- KITCHEN, WET/SHOWER ROOM
- THREE BEDROOMS
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£110,000





Property Description

INTRO

A semi detached house with further potential to update & improve - NO CHAIN! Comprising; hallway, lounge/dining room, kitchen, three bedrooms, a shower/wet room. UPVC double glazing & gas central heating. Externally a front garden area with potential to create parking space subject to consent, there is a dropped kerb. Lots of potential. The property is of "Wimpey no Fines" construction and therefore should find a suitable mortgage lender. Solar panels are included on a Shade Greener Leased scheme, a 25 year lease from 2013. The property is located within easy access to all amenities, road and rail links yet within a residential location. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1HH. On entering Warwick Close the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL



Entered through a weather beater aluminium door with glazed panels. Staircase to the first floor. Double radiator.

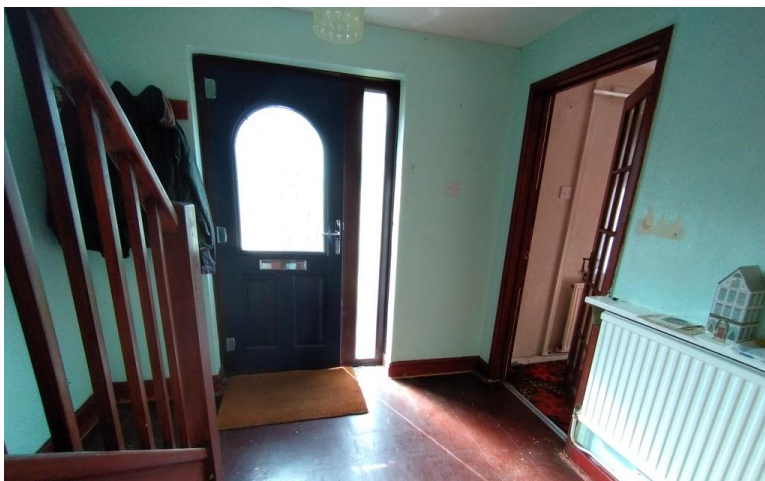
LOUNGE/DINER

20' 8" x 10' 8" (6.3m x 3.25m)

Window to the front elevation. Radiator. Twin opening doors to:

GARDEN ROOM

Single glazed construction. NOTE please enter with care. CHILDREN ARE PROHIBITED FROM ENTERING DUE TO THE GLAZING



KITCHEN

13' 3" x 8' 7" (4.04m x 2.62m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Wall mounted gas boiler. Understairs store. Part glazed external access door.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 10" x 10' 6" (3.61m x 3.2m)

Window to the front elevation. Radiator.

BEDROOM TWO

12' x 8' 7" (3.66m x 2.62m)

Window to the rear elevation. Built in wardrobes. Radiator.

BEDROOM THREE

8' 9" x 9' 1" (2.67m x 2.77m)

Window to the front elevation. Overstairs store area. Radiator.

SHOWER ROOM

Window to the rear elevation. Suite comprising: wall mounted electric shower, low level W.C, wash hand basin. Splash back tiling. Radiator.



EXTERNALLY

FRONT

A dropped kerb is installed to the footpath at the front of the property which could assist in adding off road parking, subject to planning. A garden with shrub borders and steps to the front door. A pathway at the side of the property leads to:

REAR

A generous space. In need of work with much potential to create a garden





NOTE

Solar panels are included in the sale on a leased basis with the Shade Greener scheme. Lease due to expire in 2038.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



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

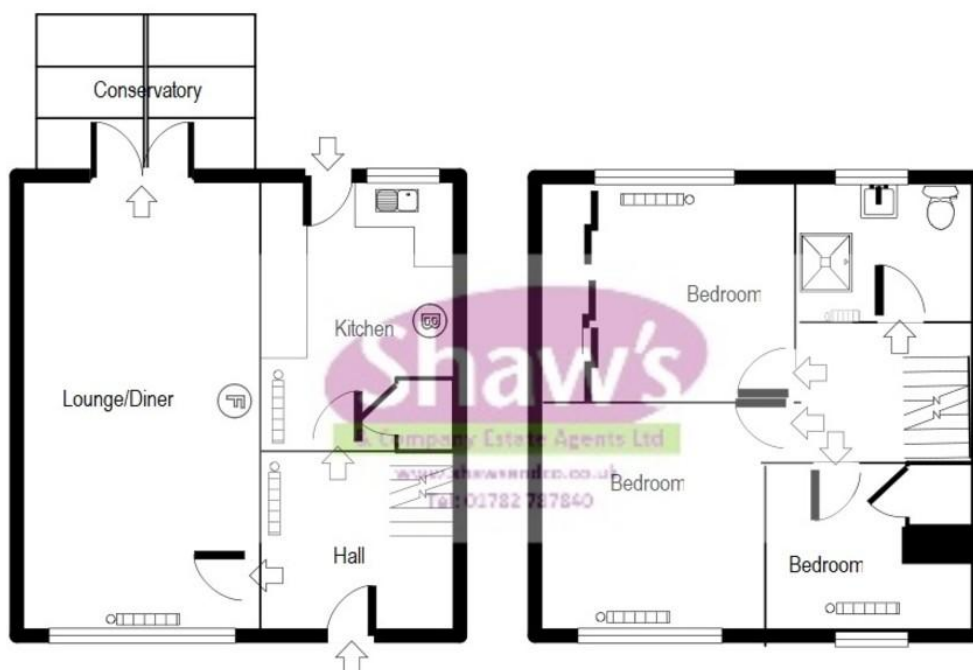
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 62D Potential: 66D





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 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