

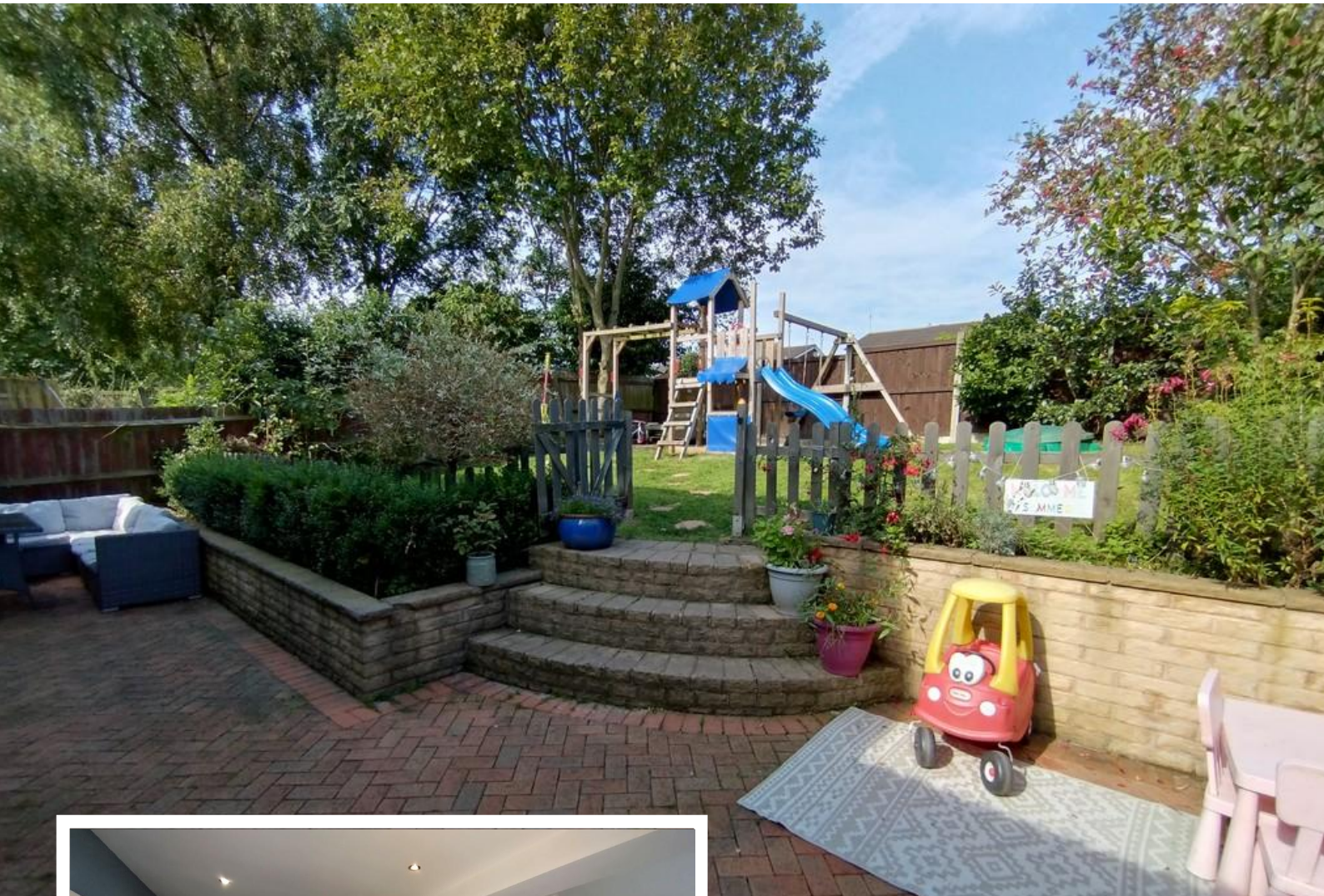


Larkfields
Kidsgrove, ST7 4UT

- A DETACHED RESIDENCE
- WELL REGARDED LOCATION
- CUL DE SAC
- HALL, CLOAKS/W.C
- SPACIOUS LOUNGE, DINING ROOM
- UPDATED BREAKFAST KITCHEN
- FOUR BEDROOMS, ENSUITE & BATHROOM
- MULTI STOVE

**Offers in Excess of
£311,950**





Property Description

INTRODUCTION

Located within the well regarded location of The Parklands, sits this beautifully presented good sized 4 bedroom residence offering an ideal opportunity to acquire a spacious family home! Comprising; hallway, cloaks/w.c, good sized lounge with a multi stove, dining room, an updated spacious breakfast kitchen with French doors to the garden providing an lovely open plan room, utility, four bedrooms, good size ensuite & family bathroom. Externally landscaped gardens to the front and rear, with lawn gardens and paved patio to the rear. UPVC double glazing & gas central heating. The property is located within easy access to all facilities, road links to the A500/A34 Viewing essential without delay.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4UT turn into the Cul de Sac and the property can be found on the right hand side as identified by our For Sale Sign.



COVERED ENTRANCE CANOPY

ENTRANCE HALL

A composite front door, high gloss laminate flooring, under stairs storage, radiator. Staircase to the first floor.

CLOAKROOM/W.C

A white vanity wash hand basin, low level w.c, tiled floor, radiator, Upvc double glazed window with obscure glass to the front.

LOUNGE

17' 10" x 11' 4" (5.44m x 3.45m)

A multi fuel stove inset into the chimney breast with slate hearth, double doors leading into dining room, Upvc double glazed dual aspect windows, coving, radiator.



DINING ROOM

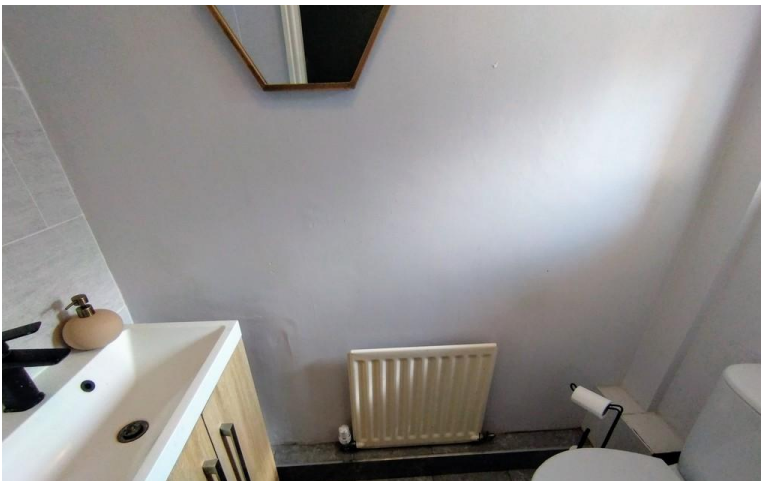
12' 1" x 9' 0" (3.68m x 2.74m)

Double glazed French doors leading to the rear garden, door leading to the kitchen, coving, radiator.

KITCHEN

17' 1" x 14' 3" (5.21m x 4.34m)

A range of updated wall and base units with work surfaces, down lights, integral double electric oven, electrical hood, stainless steel bowl drainer with Chrome mixer tap, integrated dishwasher and fridge freezer, radiator. Upvc double glazed window to the rear aspect. French doors to the garden, radiator.



UTILITY ROOM

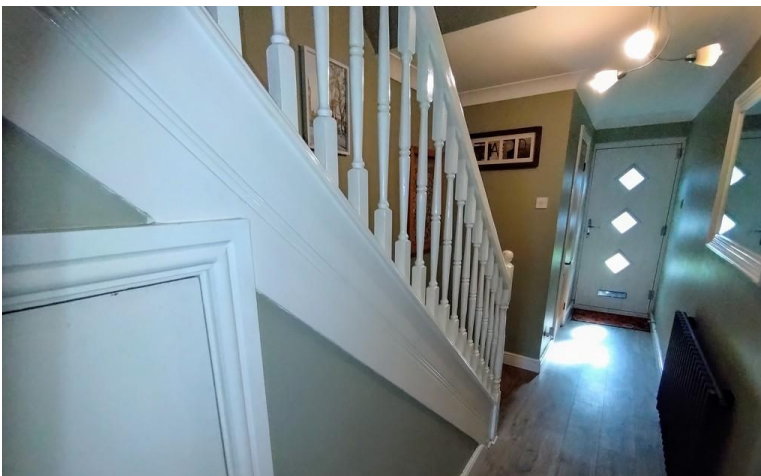
7' 11" x 5' 11" (2.41m x 1.8m)

With space for washing machine and tumble dryer, door to storage front area.

FIRST FLOOR

FIRST FLOOR LANDING

Upvc double glazed window to the side.



MASTER BEDROOM

11' 0" x 10' 0" (3.35m x 3.05m)

Two Upvc double glazed windows to the front, wardrobes, radiator.

EN SUITE

7' 11" x 5' 6" (2.41m x 1.68m)

Shower cubicle, white vanity wash hand basin, low level w.c, down lights, chrome heated towel rail, tiled floor, fully tiled walls, upvc double glazed window and obscure glass.



BEDROOM TWO

10' 8" x 10' 0" (3.25m x 3.05m)

Window to the rear, radiator.

BEDROOM THREE

7' 11" x 7' 6" (2.41m x 2.29m)

Upvc double glazed window to the front, radiator.

BEDROOM FOUR

7' 6" x 7' 4" (2.29m x 2.24m)

Upvc double glazed window to the rear, radiator.



BATHROOM

A white suite with Chrome shower, vanity wash hand basin, dawn lighters, low level w.c, fully tiled walls, tiled floor, radiator.

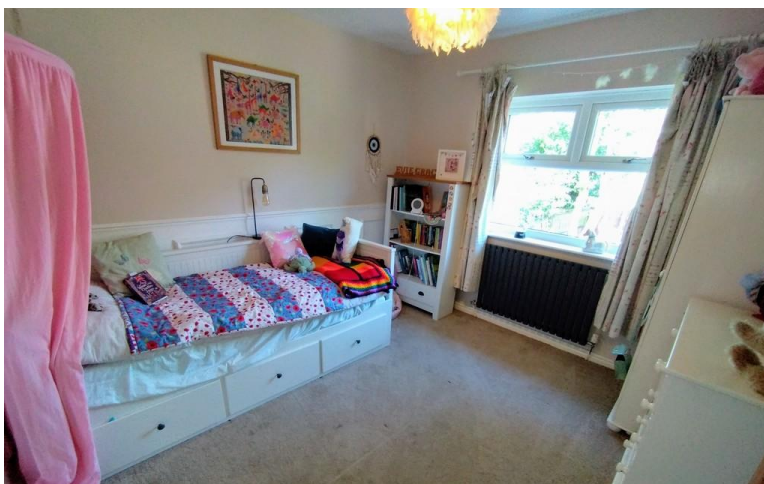
EXTERNALLY

FRONTAGE

Laid mainly to lawn with a tarmac driveway providing off road parking. Side gate provides access to the rear.

FORMER GARAGE

Electric roll up front to the front light and power, access to the loft space. The rear of the former garage now forms a utility room.



REAR GARDEN

Laid to lawn, block paved patio area trees and shrubs, fenced boundaries, water tap.

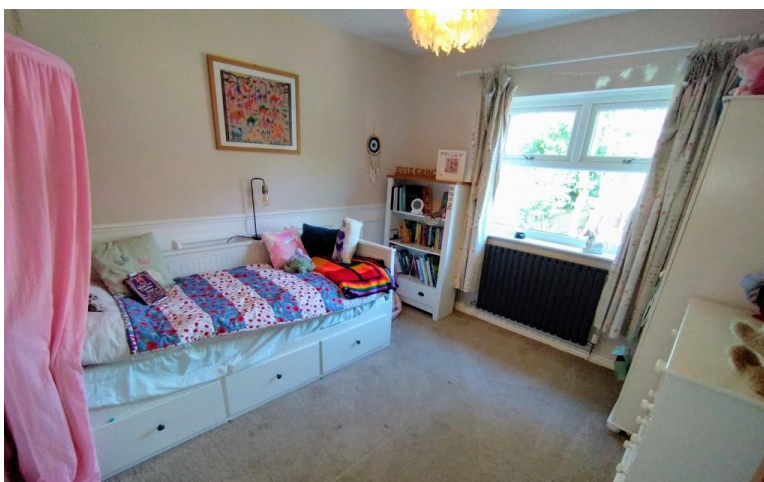
VIEWING ARRANGEMENTS

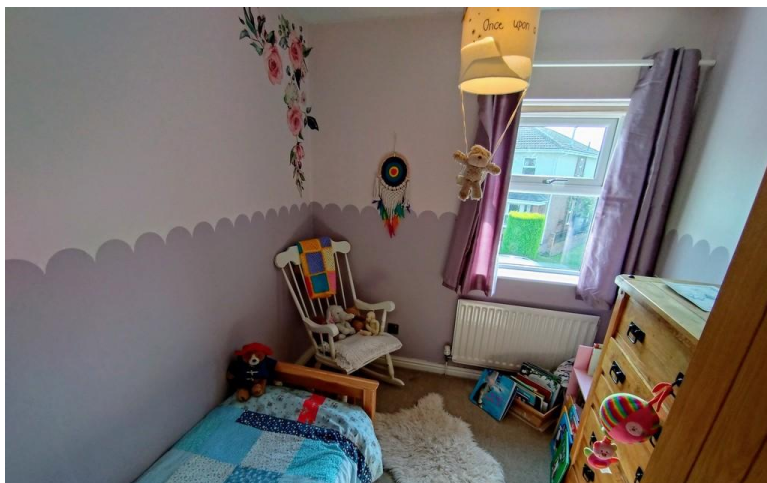
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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 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 .

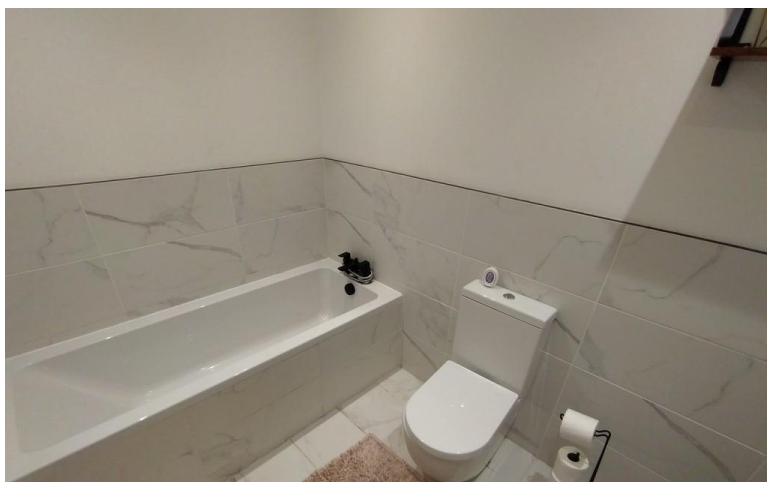
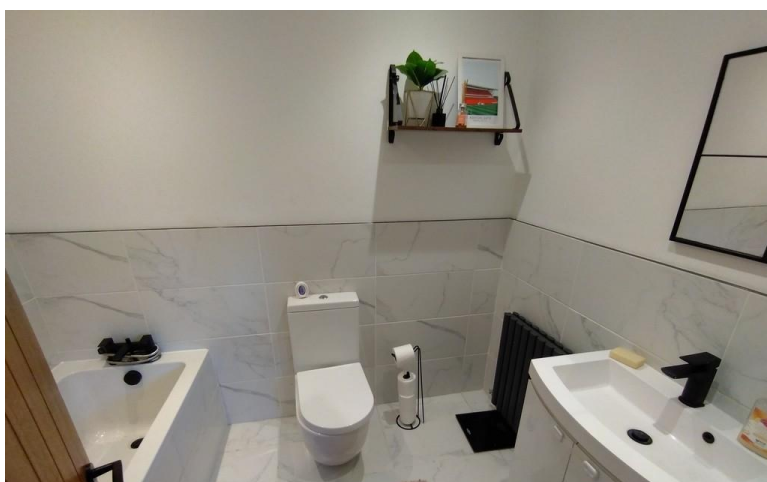
LOCAL AUTHORITY

Newcastle Borough Council .

COUNCIL TAX BAND D

EPC RATING (PDF available online)

TO FOLLOW







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.
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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