

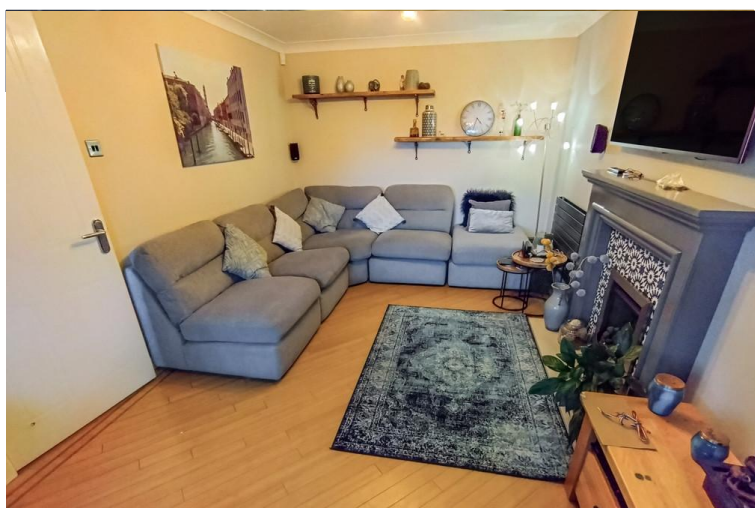
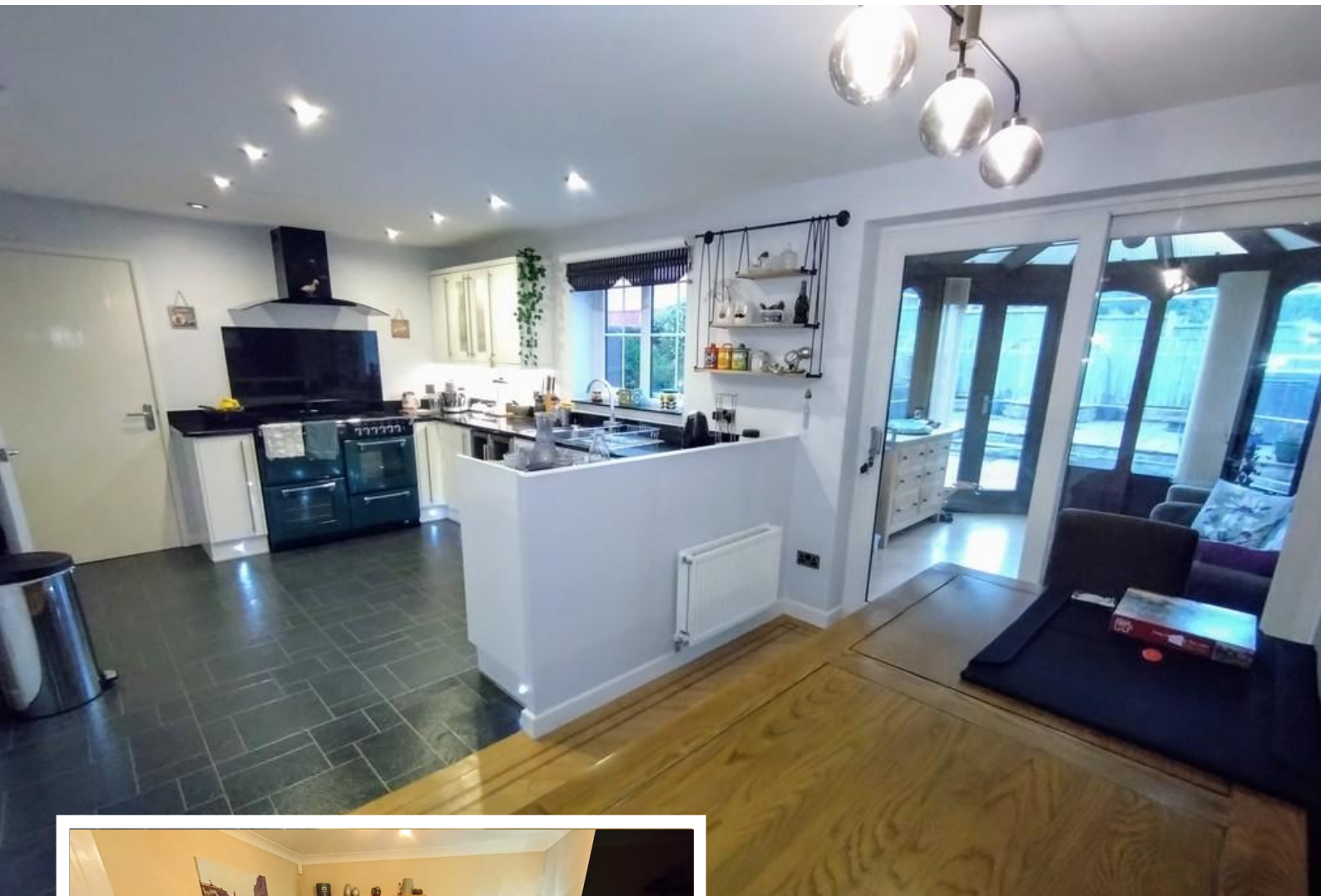


Whitfield Road
Kidsgrove, ST7 4YD

- DETACHED RESIDENCE
- SPACIOUS ACCOMMODATION
- TWO ENSUITES, DRESSING ROOM
- 4 BEDROOMS, & FAMILY BATHROOM
- HALL, CLOAKS/W.C LOUNGE
- UTILITY & CONSERVATORY
- WELL REGARDED LOCATION
- UPVC WINDOWS & GAS C/H

£335,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautiful well proportioned 4 bedroom detached residence with approx 110 sqm with spacious rooms, two ensuites plus the family bathroom, a dressing room, open plan kitchen/dining room, utility conservatory, lounge, cloaks/w.c, former integral garage to provide useful storage or office/gym space etc. Externally landscaped gardens to the front, plenty of parking spaces. A landscaped low maintenance rear garden area attracting afternoon sun. UPVC double glazed windows, gas central heating. The property is located within a well regarded residential location, yet within easy access to road links to the A34/A500 Moorlands and Cheshire Countryside. Viewing imperative without delay! (draft details subject to approval)

DIRECTIONS

Please follow Sat Nov for postcode ST7 4YD and the property can be found on the right hand side as identified by our for sale sign.





ENTRANCE HALLWAY

An external part glazed entrance door, radiator, coving to the ceiling. Amtico flooring.

CLOAKS/W.C

Amtico flooring, low level W.C wash hand basin, coving to the ceiling.

LOUNGE

14' 7" x 10' (4.44m x 3.05m)

With a walk in bay window to the front, radiator. Amtico flooring. A feature fireplace.



KITCHEN/DINER

20' 6" x 10' 7" (6.25m x 3.23m)

Comprising a spacious open plan kitchen/dining room with a defined kitchen area with a range of base and wall units, worksurfaces, single drainer sink, range cooker space. Two double radiators. Under stairs store area. Amtico flooring. A dining area with doors to;

CONSERVATORY

11' 1" x 9' 8" (3.38m x 2.95m)

A brick base conservatory with timber double glazed windows and doors to the garden. Amtico flooring.



UTILITY ROOM

10' 7" x 5' 2" (3.23m x 1.57m)

Comprising fitted base and wall units, worksurfaces. Amtico flooring, radiator, window to the rear. UPVC external access door. Door to;

FORMER INTEGRAL GARAGE

10' 4" x 8' 3" (3.15m x 2.51m)

A former garage split to form a useful area for storage or hobbies, office, gym room etc with storage to the front half with an external up and over door. Amtico flooring.

FIRST FLOOR LANDING

With access to the loft area.



BEDROOM ONE

11' 5" x 10' 1" (3.48m x 3.07m)

Window to the front, radiator. Fitted wardrobes. Door to;

DRESSING ROOM

6' 6" x 5' 3" (1.98m x 1.6m)

With fitted wardrobes, window to the front.

ENSUITE

Comprising an enclosed shower cubicle, low level W.C wash hand basin, chrome towel radiator, window to the side, splash back tiling to the walls.



BEDROOM TWO

13' 8" x 8' 4" (4.17m x 2.54 m)
Window to the front, radiator.

ENSUITE TWO

Comprising an enclosed shower cubicle, low level W.C wash hand basin, window to the side, splash back tiling.

BEDROOM THREE

9' 2" x 8' 4" (2.79m x 2.54 m)
Window to the rear, radiator.

BEDROOM FOUR

8' 4" x 5' 6" (2.54m x 1.68 m)
Window to the rear, radiator.



BATHROOM

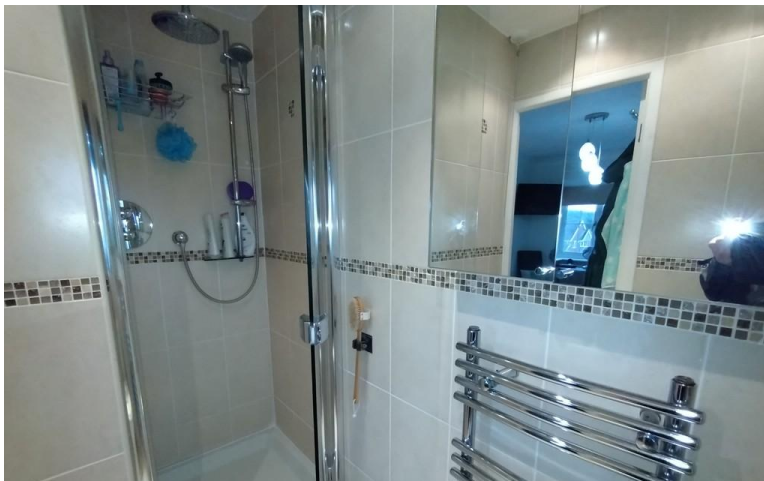
Comprising a panelled bath, low level W.C wash hand basin, chrome towel radiator, window to the rear. Splash back tiling.

EXTERNALLY

A landscaped front garden area laid to lawn. Plenty of parking spaces. A pathway leads alongside the house to the rear garden.

REAR GARDEN

A landscaped low maintenance garden area with shrub borders, attracting the afternoon sun, enclosed. 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

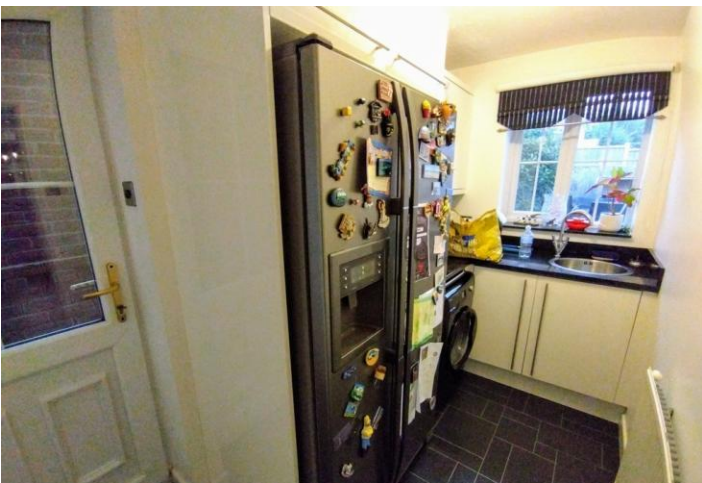
Newcastle Borough Council.

COUNCIL TAX BAND D

EPC RATING (PDF available online)

Current: Potential:









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