



Mount Pleasant
Kidsgrove, ST7 4EX

- AN END TERRACED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- FURTHER POTENTIAL TO UPDATE ETC
- TWO RECEPTION ROOMS
- KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS
- PARTIAL UPVC D/GLAZING, GAS C/HEATING

Offers In Excess Of £95,000





Property Description

INTRODUCTION

Located just out of town a two bedroom end terraced house with further potential to update & improve. Within a popular location just off the main road yet within easy access to all facilities, comprising two reception rooms, kitchen, two double bedrooms, a first floor bathroom. Partial UPVC double glazing, gas central heating. Externally a rear yard area and a separate garden area tiered with potential. No chain. Viewing essential to fully appreciate the location and opportunity.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4EX. Proceed off the main road in to Mount Pleasant, the property can be found on the left hand side, as identified by our for sale sign.

DINING ROOM

12' 5" x 11' 11" (3.78m x 3.63m)

Entered through a door. Window to the side and UPVC front elevation. Radiator. Wall lights.



LOUNGE

12' 6" x 12' 2" (3.81m x 3.71m)

UPVC French doors to the rear elevation. Window to the side. Chimney breast with stove. Radiator. Arch to:

KITCHEN

11' 2" x 6' 1" (3.4m x 1.85m)

Timber windows to the side elevation. A range of wall and base units, single drainer sink, worksurface.

UTILITY ROOM

8' 9" x 6' 1" (2.67m x 1.85m)

Window to the side elevation. Base units, single drainer sink, worksurface.



FIRST FLOOR LANDING

Access to the loft. Doors to:

BEDROOM ONE

12' 7" x 11' 2" (3.84m x 3.4m)

UPVC window to the front elevation. Radiator.

BEDROOM TWO

12' 4" x 9' 6" (3.76m x 2.9m)

Window to the rear elevation, radiator.

NOTE

We are informed by the vendor that there has been a leak in this bedroom, work has been done to rectify the problem, but the space will need decoration.



BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Access to the loft.

EXTERNALLY

FRONT

Patio yard area.

REAR

A tiered garden area with much potential.

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 .

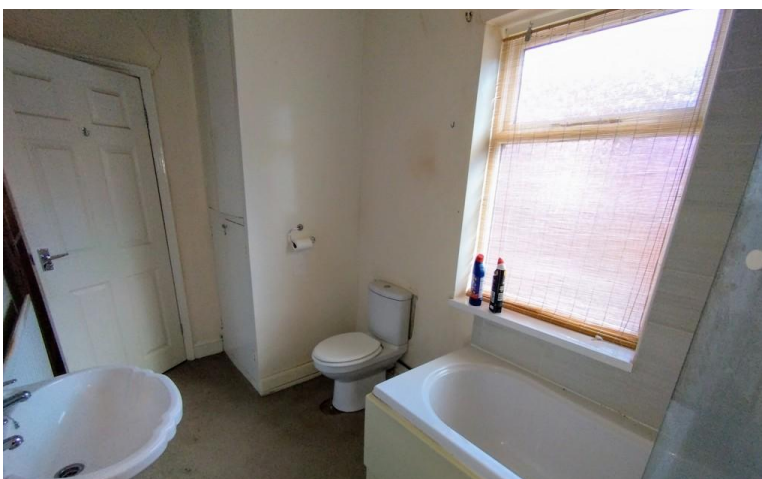
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 52E Potential: 80C











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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