



Oldcott Crescent
Kidsgrove, ST7 4HF

- SEMI DETACHED HOUSE
- OFFICE/STORE ROOM
- WITHIN A POPULAR LOCATION
- THREE BEDROOMS, BATHROOM
- PORCH, HALL, CLOAKS/W.C
- GARAGE & GARDENS
- SPACIOUS THROUGH LOUNGE/DINING ROOM MAJ UPVC D/GLAZING & GAS C/HEATING

£155,000





Property Description

INTRO

Shaw's & Co are pleased to offer a good sized three bedroom semi detached house within a popular location comprising porch, hallway, a 22' bay windowed lounge/dining room, kitchen, office/store room, cloaks/w.c three good sized bedrooms, a first floor bathroom. Externally gardens to the front & rear with potential. A detached garage. UPVC double glazing & gas central heating. The property is located within a convenient location with access to all amenities. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for ST7 4HF follow the road around and the property can be found on the left hand side.

ENTRANCE PORCH

With entrance doors and glazed panels .

ENTRANCE HALL

Staircase to the first floor, double radiator, downstairs



store area.

CLOAKS/W.C

Comprising a low level w.c, window to the side.

LOUNGE/DINING ROOM

22' 3" x 11' 11" (6.78m x 3.63m)

With a UPVC bay window to the front, two radiators, patio doors to the rear garden. A feature fireplace and inset fire. Coving to the ceiling. Door to;

OFFICE/STORE ROOM

7' 7" x 4' 5" (2.31m x 1.35m)

Window to the side, wall mounted Combi gas central heating boiler.

KITCHEN

14' 5" x 6' 4" (4.39m x 1.93m)

Comprising fitted base and wall units, worksurfaces, single drainer sink. Spaces for appliances, timber window to the side and rear. Double radiator. UPVC external access door.

FIRST FLOOR LANDING

Access to the loft. UPVC window to the side.



BEDROOM ONE

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

UPVC window to the rear, radiator.



BEDROOM 2

10' 6" x 9' 5" (3.2m x 2.87m) PLUS BAY

UPVC bay window to the front, radiator.

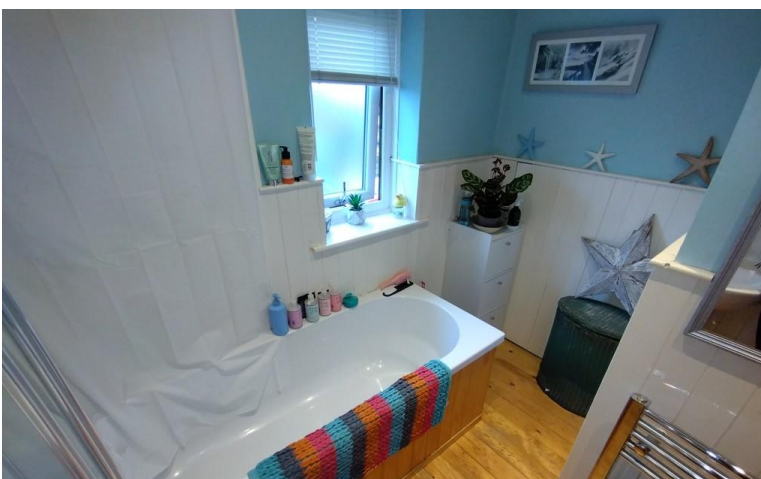
BEDROOM THREE

9' 5" x 6' 5" (2.87m x 1.96m)

UPVC window to the rear, radiator.

BATHROOM

Comprising a panelled bath and an over bath shower, wash hand basin, window to the front, Chrome towel radiator. Recessed spotlights to the ceiling.



EXTERNALLY

A front garden area, block paved driveway, external water tap.

BRICK DETACHED GARAGE

19' x 10' approx" (5.79m x NaNm)

With up and over front door, two windows to the side and one to the rear, a boarded loft for storage. Dimensions are external approximate.

REAR GARDEN



With a patio area, a garden area with much potential to improve etc, the garden attracts afternoon sun and has a good degree of privacy.

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

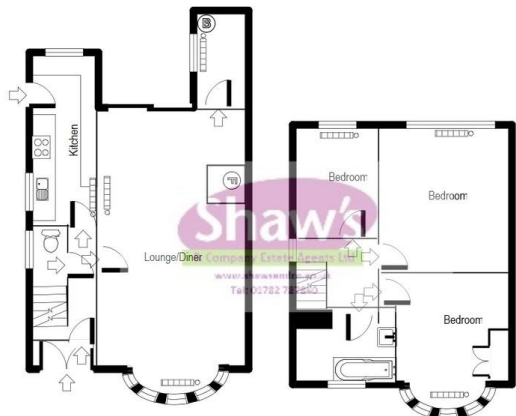
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

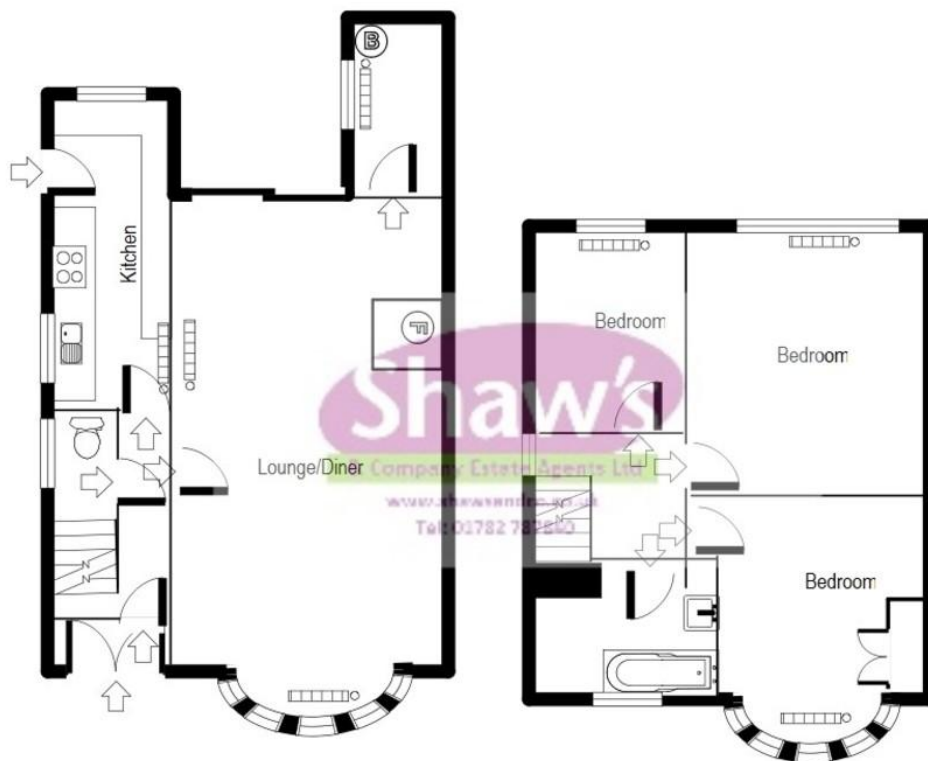
Current: 55D Potential: 74C











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.