



## Chatterley Drive Kidsgrove, ST7 4HW

- SEMI DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, LOUNGE/DINING ROOM
- KITCHEN, SHOWER ROOM
- TWO DOUBLE BEDROOMS
- UPVC D/G, GAS C/H
- LANDSCAPED GARDENS

**£162,995**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a lovely opportunity to acquire a semi detached bungalow with NO CHAIN: Comprising; hallway, a lounge/dining room, kitchen, two good sized bedrooms, a shower room. Externally landscaped gardens to the front & rear, a detached garage. Some further cosmetic potential to make a lovely home. UPVC double glazing & gas central heating. No chain. The property is located within a convenient well regarded location, with amenities nearby. Viewing essential!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4HW. Turn off Stone Bank Road and left in to Chatterley Drive, the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door.





#### LOUNGE

16' x 11' 9" (4.88m x 3.58m)

Window to the front elevation. Feature fireplace with inset fire.

#### KITCHEN

9' 6" x 8' 4" (2.9m x 2.54m)

Window to the front elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Double radiator.

#### BEDROOM ONE

11' 4" x 9' 4" (3.45m x 2.84m)

French doors to the rear elevation. Radiator. Store cupboard off.



#### BEDROOM TWO

9' 11" x 9' 1" (3.02m x 2.77m)

Window to the rear elevation. Radiator.

#### SHOWER ROOM

Window to the side elevation. Suite comprising: shower cubicle with electric shower, low level W.C, wash hand basin. Chrome towel radiator.

#### EXTERNALLY

#### FRONT

A landscaped garden with a driveway providing off road parking.

#### REAR

Attracting the afternoon sun is a landscaped garden.

#### GARAGE

#### 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](mailto: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 B

#### EPC RATING (PDF available online)

Current: 67D Potential: 86B









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.