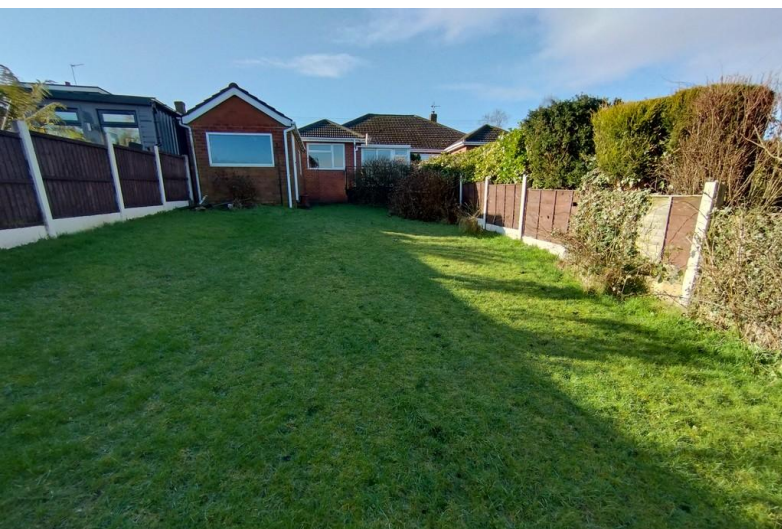




Hillary Road
Kidsgrove, ST7 4DN

- SEMI DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- EXTENDED TO THE REAR
- NO CHAIN
- BREAKFAST KITCHEN
- LOUNGE, CONSERVATORY
- TWO DOUBLE BEDROOMS
- GARAGE/OUTBUILDING

£169,950





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale an extended semi detached bungalow within a popular location which must be viewed to be fully appreciated comprising, a breakfast kitchen, lounge, two bedrooms, conservatory, a bathroom/shower room. Externally a landscaped front garden, a driveway, detached garage/outbuilding. A good sized rear garden area laid to lawn with a patio area, a far reaching view over towards Mow Cop and surrounding area. UPVC double glazing & double glazing. No chain. Viewing essential. (draft details subject to approval)

MORE DETAILS TO FOLLOW

DIRECTIONS

Please follow Sat Nav with postcode ST7 4DN. Proceed from the mini roundabout and the property can be found on the right hand side, as identified by our for sale sign.

KITCHEN

17' 7" x 7' 7" (5.36m x 2.31m)



Windows to both the side and front elevations. A range of wall and base units, one and a half bowl single drainer sink unit, worksurface. Space for appliances. Concealed modern Eco gas central heating boiler. Radiator.

INNER HALL

Store cupboard off.

LOUNGE

16' x 10' 9" (4.88m x 3.28m)

Bay window to the front elevation. Double radiator.



BEDROOM ONE

11' 10" x 9' 1" (3.61m x 2.77m)

Double radiator. French doors to:

CONSERVATORY

10' 6" x 7' 4" (3.2m x 2.24m)

A pleasant view over the garden, the rookery and Mow Cop. UPVC double glazed, perspex ceiling. Tiled floor.

BEDROOM TWO

13' 6" x 9' 3" (4.11m x 2.82m)

Window to the rear elevation with pleasant views over the garden, the rookery and Mow Cop. Radiator.



BATHROOM

Window to the side elevation. Suite comprising: panelled bath, enclosed shower cubicle with Triton electric shower, wash hand basin, low level W.C. Splash back tiling to the walls, radiator.

EXTERNALLY

FRONT

A landscaped garden with shrub borders. A driveway provides off road parking. Gates to a further paved area measuring 7'9 wide. Step to the front door.

GARAGE/OUTBUILDING

18' 8" x 8' 10" (5.69m x 2.69m)

Twin aluminium doors to the front elevation. Electric light and power. Window to the side elevation, Side access door.

REAR

A good size rear garden. Elevated patio area with railings. Laid to lawn garden area.

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

EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
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ST7 1EA

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01782787840

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