

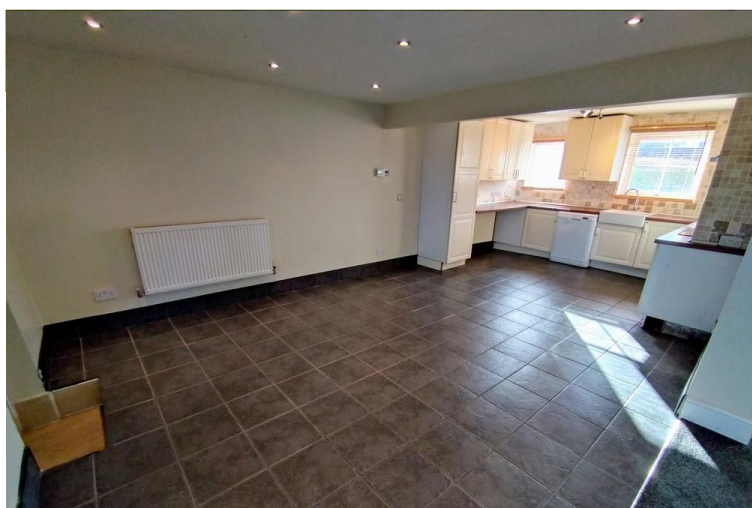


Whitehill Road
Kidsgrove, ST7 4DU

- SPACIOUS SEMI DETACHED HOUSE
- PORCH, 21' LOUNGE
- OPEN PLAN DINING ROOM & KITCHEN
- UTILITY, CLOAKS/W/C
- THREE GOOD SIZED BEDROOMS
- FIRST FLOOR BATHROOM
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

£210,000





Property Description

DIRECTIONS

Please follow Sat Nav with postcode ST7 4DU. From Gloucester Road take the fourth exit of the roundabout in to Whitehill Road, you will find the property on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through UPVC french doors. Store cupboard, door to:

LOUNGE

21' 2" x 9' 10" (6.45m x 3m)

Window to the rear elevation. A good size space with tiles floor. Spindle staircase to the first floor. French doors to the rear elevation.



KITCHEN/DINER

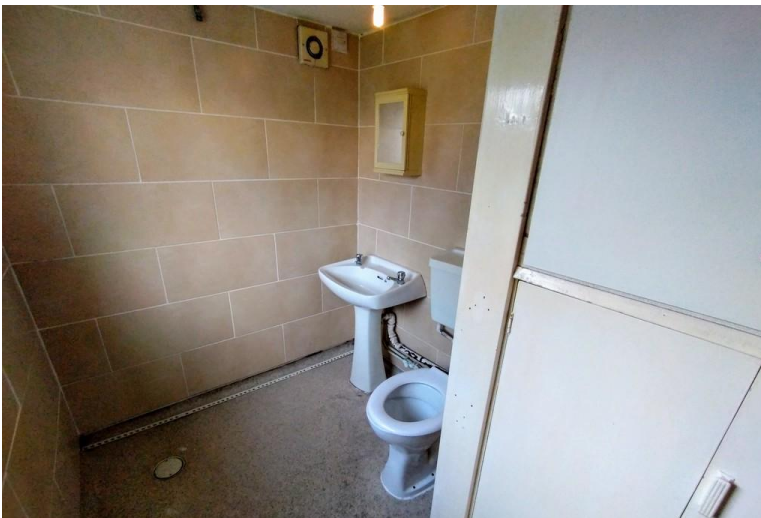
23' 5" x 12' (7.14m x 3.66m)

Two windows to the front elevation. A range of wall and base units, belfast sink with mixer tap, heat resistant worksurface. Built in oven, hob with extractor over. Defined dining space. Tiled floor, double radiator.

UTILITY ROOM

9' 10" x 5' 4" (3m x 1.63m)

Bay window to the side elevation. Wall and base units, single drainer sink with mixer tap, worksurface. Space and plumbing for washing machine. Half tiled walls.



WC

Window to the rear elevation. Low level W.C, wash hand basin, tiled walls, radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 11" x 11' 8" (3.63m x 3.56m)

Window to the rear elevation. Valliant wall mounted gas central heating boiler. Double radiator.

BEDROOM TWO

11' 11" x 11' (3.63m x 3.35m)

Window to the front elevation. Double radiator.



BEDROOM THREE

9' 9" x 8' 7" (2.97m x 2.62m)

Window to the rear elevation. Radiator.

BATHROOM

8' 10" x 6' 4" (2.69m x 1.93m)

Window to the front elevation. Suite comprising: panelled bath, double shower cubicle, low level W.C, wash hand basin. Part tiled walls, storage cupboard, radiator.

EXTERNALLY

FRONT

Driveway provides off road parking. A pathway to the side of the property leads to:

REAR

Enclosed by hedges the landscaped garden is laid to lawn with a paved patio area.

GARAGE

18' 8" x 9' 6" (5.69m x 2.9m)

Up and over door. Loft storage. Rear access door.





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 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

EPC RATING (PDF available online)

Current: Potential:





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Kidsgrove
Stoke-On-Trent
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ST7 1EA

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01782 787840

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