



## Dane Gardens Kidsgrove, ST7 4PL

- SEMI DETACHED HOUSE
- LANDSCAPED GARDENS
- HALL, LOUNGE, KITCHEN/DINING ROOM
- PLEASANT VIEW TO THE FRONT
- TWO BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- DRESSING ROOM/POTENTIAL BED 3
- POPULAR & CONVENIENT LOCATION

**£194,500**







## Property Description

### INTRO

Located within a popular cul de sac location with a pleasant view to the frontage, a three bedroom semi detached house, comprising, hall, lounge, kitchen/dining room, two bedrooms, access to the useful loft area, a family bathroom. Externally a front garden and landscaped rear garden. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, road and rail links as well as open space on Birchenwood Country Park very close by. Viewing essential without delay.

### DIRECTIONS

Please follow Sat Nav for ST7 4PL and the property can be found on the left hand side as identified by our for sale sign.

### ENTRANCE HALL

Staircase to the first floor, UPVC entrance door, radiator.





#### LOUNGE

15' 3" x 11' 8" (4.65m x 3.56m)

Bow window to the front, coving to the ceiling, under stairs store cupboard, radiator. Laminate flooring.

#### KITCHEN/DINER

14' 6" x 7' 10" (4.42m x 2.39m)

Comprising fitted base and wall units, work surfaces, inset sink, spaces for cooker and appliances, double radiator. Potterton Performa 30HE gas boiler. Window to the rear and french doors to;

#### CONSERVATORY

11' 9" x 10' (3.58m x 3.05m)

A dwarf wall and UPVC conservatory, radiator, tiled floor.

#### FIRST FLOOR LANDING

Window to the side. Stairs to;

#### LOFT AREA

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

Two roof windows, radiator. Useful loft storage area.

#### BEDROOM ONE

14' x 7' 10" (4.27m x 2.39m)

Window to the front with a pleasant view to the front, radiator.



#### DRESSING ROOM/POTENTIAL BEDROOM 3

6' 6" x 6' 2" (1.98m x 1.88m)

Window to the front, radiator. This room could form bedroom 3 with access presently off bedroom one.

#### BEDROOM TWO

10' x 8' (3.05m x 2.44m)

Window to the rear, radiator.

#### BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, over bath electric shower, window to the rear. Radiator.



#### EXTERNALLY

A landscaped front garden area, a driveway provides parking spaces, leading to the side of the house.

#### REAR GARDEN

A landscaped garden area with decking and a patio area, all enclosed with fencing.







#### 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 .

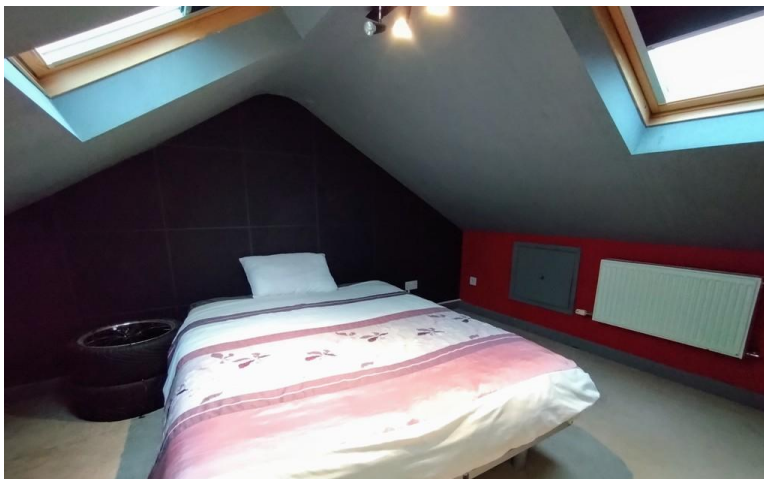
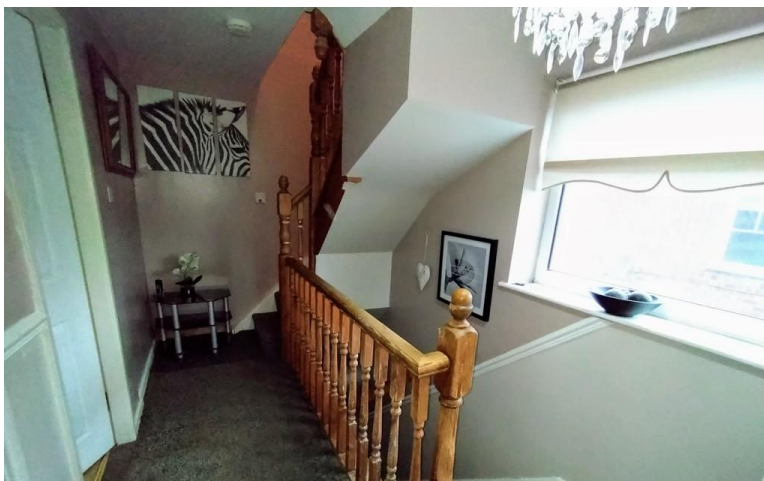
#### LOCAL AUTHORITY

Newcastle Borough Council.

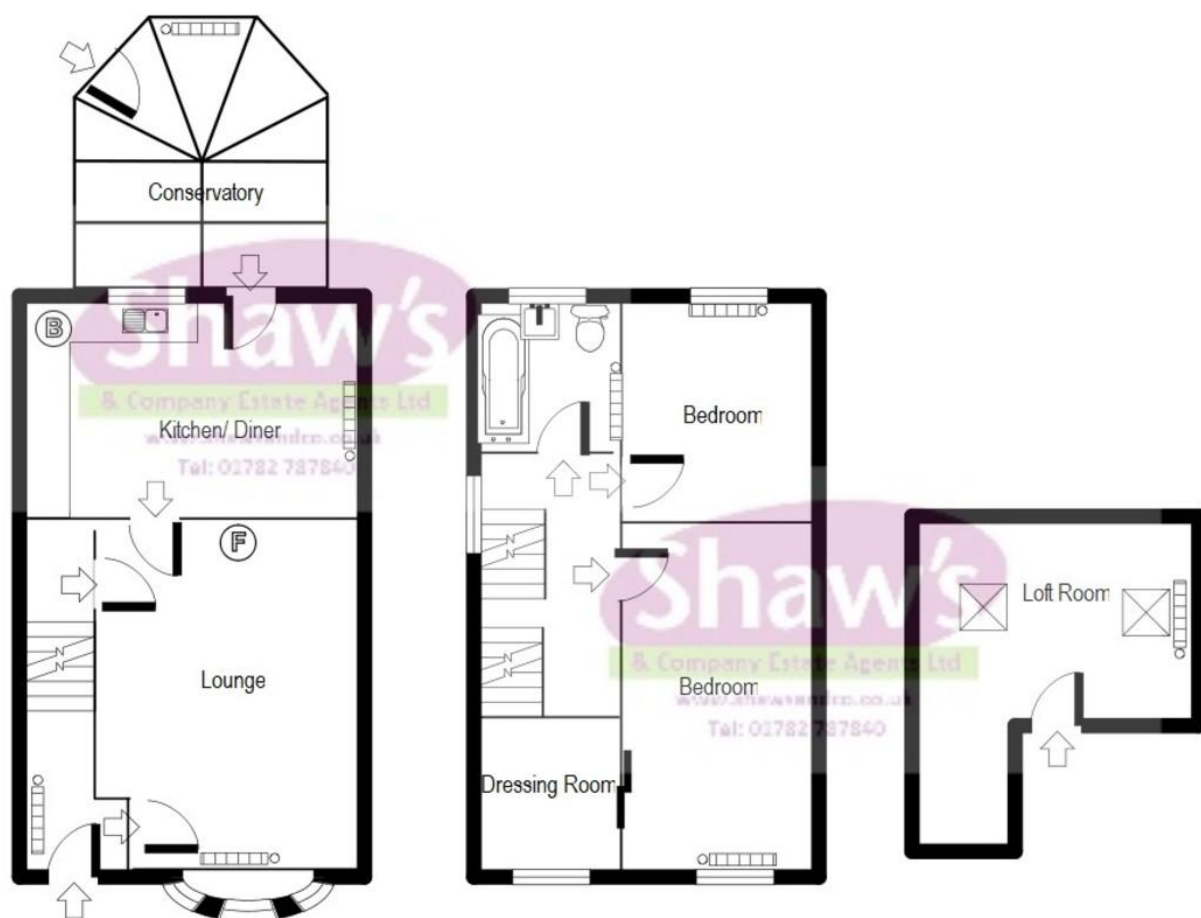
#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 53E Potential: 76C







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.

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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.