



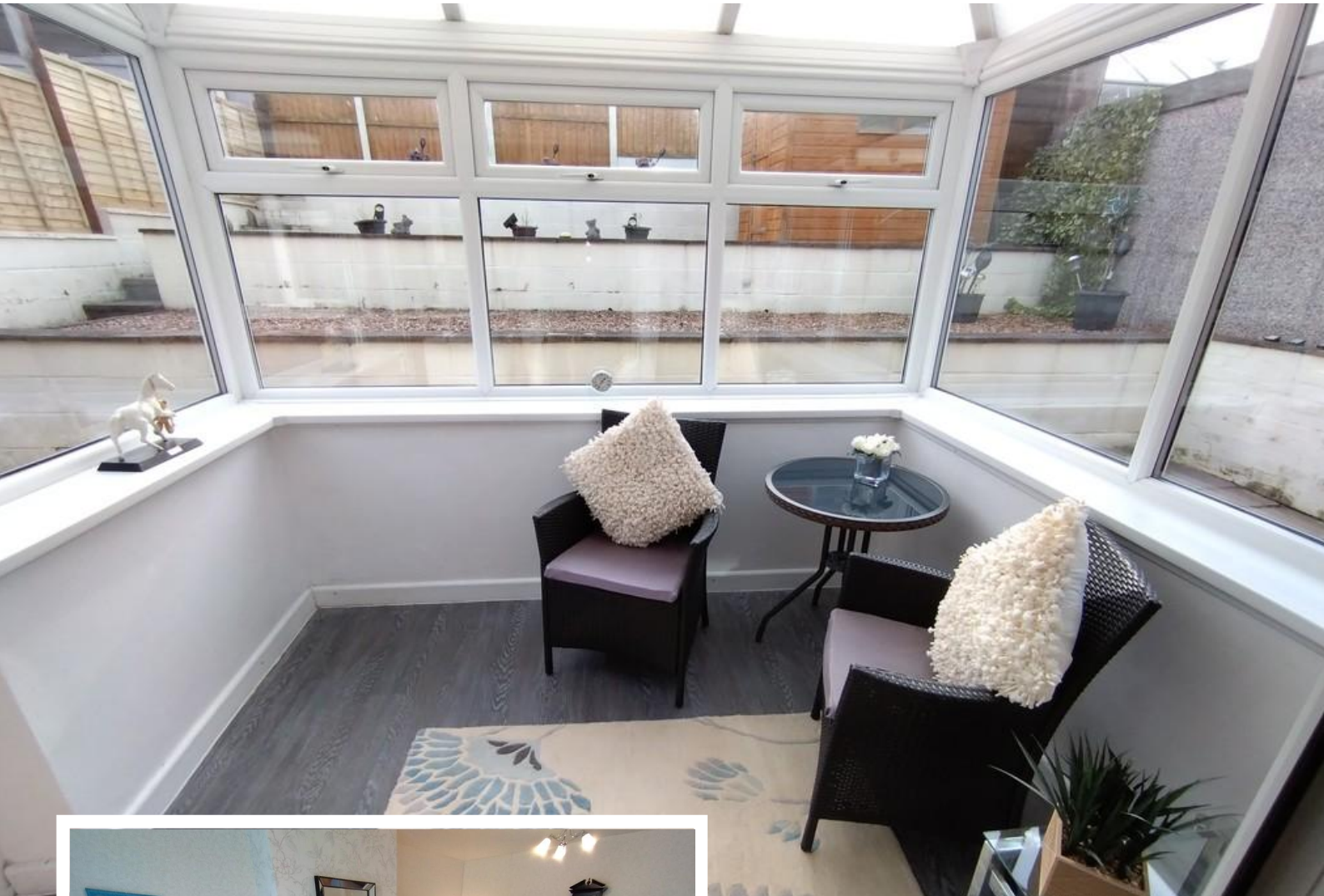
**Acacia Gardens**  
Kidsgrove, ST7 4RU

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

**£169,950**







## Property Description

### INTRO

A well presented semi detached bungalow offered for sale with no chain, comprising hall, kitchen, lounge, shower room, two bedrooms, conservatory. Externally a front garden, driveway, a rear garden. UPVC double glazing & gas central heating. The property is located within a pleasant location with views to the front. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4RU. Turn in to Acacia Gardens from Newchapel Road and the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE PORCH

### ENTRANCE HALL

Two store cupboards, radiator.





#### KITCHEN

9' 9" x 9' 8" (2.97m x 2.95m)

Having pleasant views from the front elevation window. A range of wall and base units, 1.5 single drainer sink, worksurface. Built in oven, hob with extractor over. Concealed washing machine. Tiled floor, down lights to the ceiling, radiator. Tiled floor, integrated fridge freezer.

#### LOUNGE/DINER

15' 4" x 10' 5" (4.67m x 3.18m)

Bay window to the front elevation with a pleasant view. Radiator. Feature fireplace.



#### BEDROOM ONE

12' 8" x 10' 3" (3.86m x 2.62m)

Window to the rear elevation, fitted wardrobes, radiator.

#### BEDROOM TWO

9' 10" x 8' (3m x 2.44m)

French doors to the rear elevation, radiator.

#### CONSERVATORY

8' 4" x 7' 10" (2.54m x 2.39m)

Dwarf wall construction, UPVC windows and door. Double radiator.



#### BATHROOM

Comprising an enclosed shower cubicle, low level W.C wash hand basin, chrome towel radiator, window to the side, splash back tiling.

#### EXTERNALLY

#### FRONT

A landscaped garden. Driveway provides off road parking.

#### REAR

A tiered landscaped rear 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](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: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
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 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