

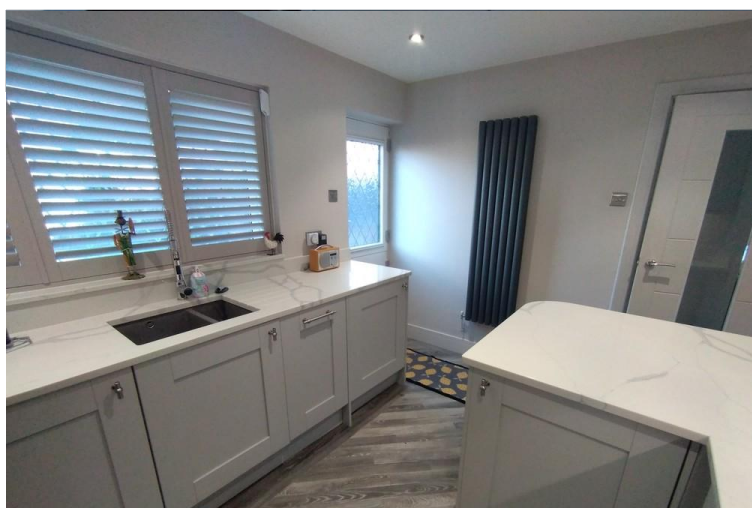


Boat Horse Road
Kidsgrove, ST7 4JA

- A DETACHED RESIDENCE, NO CHAIN
- BEAUTIFULLY PRESENTED & IMPROVED
- HIGH SPECIFICATION
- BEAUTIFULLY APPOINTED KITCHEN
- INTEGRATED APPLIANCES
- SPACIOUS LOUNGE/DINING ROOM
- SECOND RECEPTION ROOM/BEDROOM
- TWO FIRST FLOOR BEDROOMS, ENSUITE

£299,950





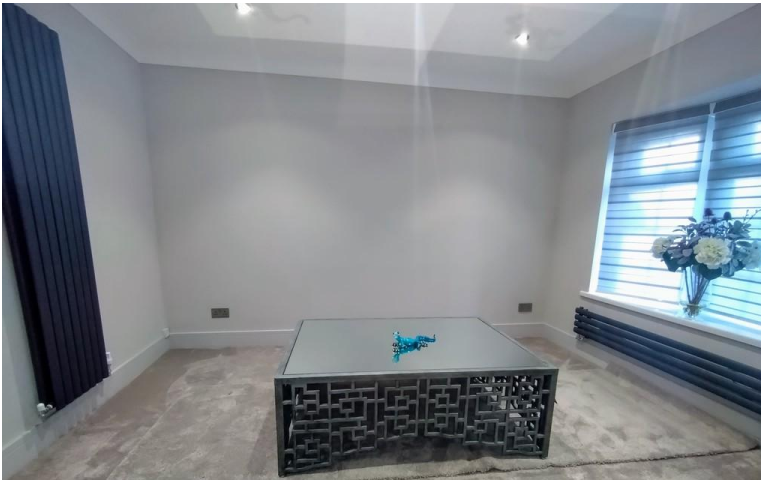
Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a stunning updated detached residence with a high specification throughout. Located within a well regarded location which must be viewed to be fully appreciated! A discerning buyer will be extremely impressed by this lovely property comprising, entrance hallway, a spacious lounge/dining room, arch to a second reception room/ground floor bedroom. A luxury stunning updated fitted kitchen with integrated appliances. A ground floor updated beautiful bathroom & shower. On the first floor two double bedrooms, an ensuite shower room. Externally lovely landscaped gardens to the front and rear. A detached garage. UPVC double glazing & combi updated heating & radiators. No chain. The property has a lovely outlook and within easy access to Bathpool Park as well as excellent road/rail links. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4JA. Turn off The



Avenue in to Boat Horse Road and the property can be found on the left hand side.

ENTRANCE HALL

Entered through a composite front entrance door. Staircase to the first floor, under stairs store cupboard. Radiator. Boiler cupboard.

LOUNGE

19' 10" x 11' 10" (6.05m x 3.61m)

A beautifully presented good sized lounge with a bow window to the front elevation with a pleasant outlook. Coving to the ceiling, two radiators. An elegant wall mounted plasma style electric fire. Downlights to the ceiling with dimmer switch, arch to;



DINING ROOM/GROUND FLOOR BEDROOM

11' 9" x 8' 11" (3.58m x 2.72m)

Bow window to the front elevation. Downlights to the ceiling, vertical radiator.

KITCHEN

11' 8" x 9' (3.56m x 2.74m)

Window to the rear elevation. A stunning well appointed high spec kitchen with range of wall and base units, single drainer sink unit, marble worktops, breakfast bar area. An Integrated dish washer, microwave, washing machine, wine cooler. Fitted new range cooker. Downlights to the ceiling. Vertical radiator. Composite stable style external door. Window to the rear, radiator.



GROUND FLOOR SHOWER ROOM

Window to the rear elevation. Enclosed shower cubicle with a rainfall shower etc, low level W.C, wash hand basin. Chrome towel radiator. Fitted decorative mirror with lighting, feature tiled walls.

FIRST FLOOR LANDING

With half landing and window to the side elevation. Doors to:



BEDROOM ONE

12' 5" x 9' (3.78m x 2.74m)

Window to the front elevation with a pleasant outlook. Fitted wardrobes, storage to the eaves, radiator.

BEDROOM TWO

12' x 10' 11" (3.66m x 3.33m)

Window to the rear elevation. Storage to the eaves, radiator. Door to:

ENSUITE

Enclosed shower cubicle with a rainfall shower, low level



W.C, wash hand basin. Radiator.

EXTERNALLY

FRONT

A landscaped garden laid to lawn with shrub borders. A driveway provides off road parking. A pleasant outlook to the frontage.

GARAGE

18'7 x 9'3

Electronic Up and over door. Electric light and power.



REAR

A landscaped beautiful garden with a lawn garden and shrub borders, a patio area.

NOTES

Our vendors inform us the property has been rewired with an updated consumer unit. The boiler has also been updated. The property has a beautifully updated high specification.

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.



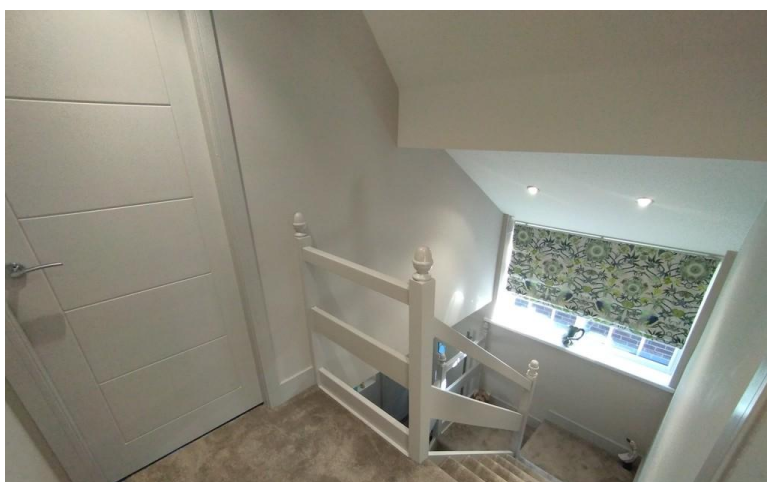


Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)
Current: Potential:





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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 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