



**Clough Hall Road**  
**Clough Hall, ST7 1AW**

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN, BEAUTIFUL SPECIFICATION
- TWO RECEPTION ROOMS
- GROUND FLOOR LAUNDRY ROOM & W.C
- LARGE DRIVEWAY, INTEGRAL GARAGE
- BEAUTIFUL GARDEN TO REAR
- HIGHLY SOUGHT AFTER LOCATION

**£289,950**







## Property Description

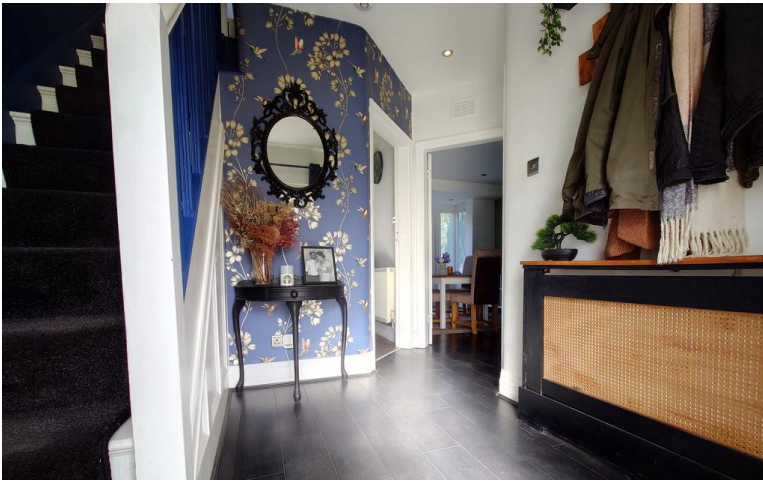
### INTRO

For sale with NO CHAIN - A special semi detached residence in the highly sought after location of Clough Hall! With THREE BEDROOMS and TWO RECEPTION ROOMS, and offering a gorgeous woodland outlook to the rear - This spacious family home comprises entrance hall, lounge, dining room, kitchen, outbuilding with laundry room and ground floor cloaks/w.c off, and to the first floor are the bedrooms, and updated bathroom. UPVC double glazing and gas central heating from a Baxi gas combi boiler - Recently done gas safety certificate and electrical safety certificate dated until July 2028. Large driveway with garden to the front, Integral garage, and to the rear features a beautiful garden with woodland behind. On the doorstep to the popular Clough Hall Park and Bathpool Park. Viewing essential!!

### DIRECTIONS

Please use postcode ST7 1AW - Upon entering Clough Hall Road, the property can be found on the left hand side as identified by our For Sale sign.





## ACCOMMODATION

### ENTRANCE HALL

9' 2" x 7' 11" (2.79m x 2.41m)

Front entrance door leading to a nice open hallway. Staircase to the first floor. Laminate flooring. Spotlights to the ceiling. Radiator. Cupboard housing electric meter, and electric consumer unit with safety certificate passed until July 2028. Honeywell central heating thermostat.

### LOUNGE

14' 3" x 10' 11" (4.34m x 3.33m)

A nicely presented living room with bay window to the front, radiator. Spotlights to the ceiling. Laminate flooring.



### DINING ROOM

14' 11" x 10' 10" (4.55m x 3.3m)

With French doors and side windows to the rear garden. Feature wall panelling. Laminate flooring. Spotlights to the ceiling. Radiator.



### KITCHEN

14' 20" x 7' 10" (4.78m x 2.39m)

A well presented kitchen with window overlooking the rear garden - Comprising base and wall mounted cupboards with worksurfaces over, single drainer sink unit. Kenwood Gas range cooker with five ring gas hob, oven/grill with extractor hood over. Integrated Zanussi dishwasher. Splash back tiling. Laminate flooring. Radiator. Spotlights to the ceiling. Door to understairs store cupboard/pantry, with frosted window to the outhouse. UPVC door to the outhouse.

### OUTHOUSE HALLWAY

25' 9" x 2' 11" (7.85m x 0.89m)

With UPVC door to the front garden, and timber door to the rear garden. Leads to:

### CLOAKS/ W.C

Low level W.C and wash hand basin. Timber window to the rear.



### LAUNDRY ROOM

8' x 4' 5" (2.44m x 1.35m)

With space/ plumbing for a washing machine and dryer, and space for a tall fridge freezer. Wall mounted Baxi gas combi boiler (recently serviced). Timber small window to the rear.

### INTEGRAL GARAGE

17' 3" x 9' 1" (5.26m x 2.77m)

Up and over front door. Power and lighting. Flat roof.





#### FIRST FLOOR LANDING

Window to the side. Loft hatch with pull down ladder, the loft being part boarded and insulated.

#### BEDROOM ONE

14' 2" x 10' 11" (4.32m x 3.33m)

Bay window to the front, radiator. Spotlights to the ceiling.

#### BEDROOM TWO

11' 2" x 10' 10" (3.4m x 3.3m)

Window to the rear with lovely outlook, radiator. Spotlights to the ceiling.



#### BEDROOM THREE

7' 11" x 7' 10" (2.41m x 2.39m)

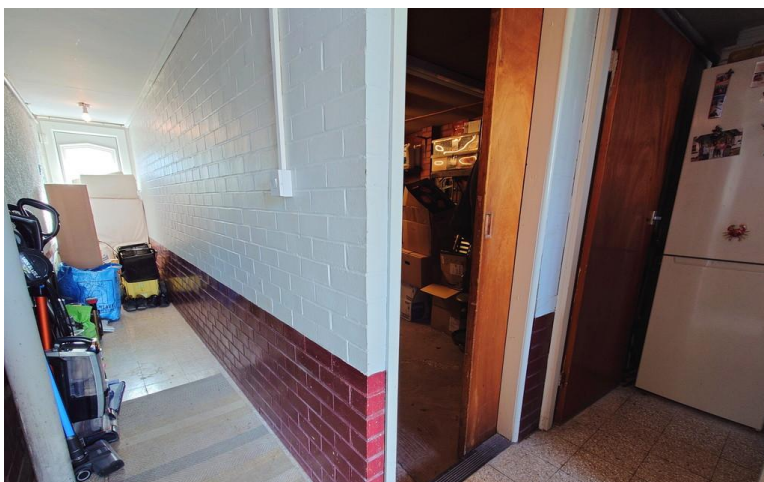
Window to the front, radiator. Spotlights to the ceiling.

#### BATHROOM

7' 10" x 6' 3" (2.39m x 1.91m)

A modernised suite with large panelled bath, glass shower screen and mains pressured shower over. Wash hand basin with vanity cupboard drawer unit. Chrome towel radiator. Frosted window to the rear. Spotlights to the ceiling. Fully tiled walls and tiled flooring. Mirror vanity cabinet.

#### EXTERNALLY



#### FRONT GARDEN

Enclosed by a front and side wall, the property benefits from a good size tarmac driveway, with laid to lawn garden to the front having shrub borders and enclosed by fencing.

#### REAR GARDEN

A paved patio area leads to a beautifully presented laid to lawn garden, with pleasant rear woodland outlook! 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)

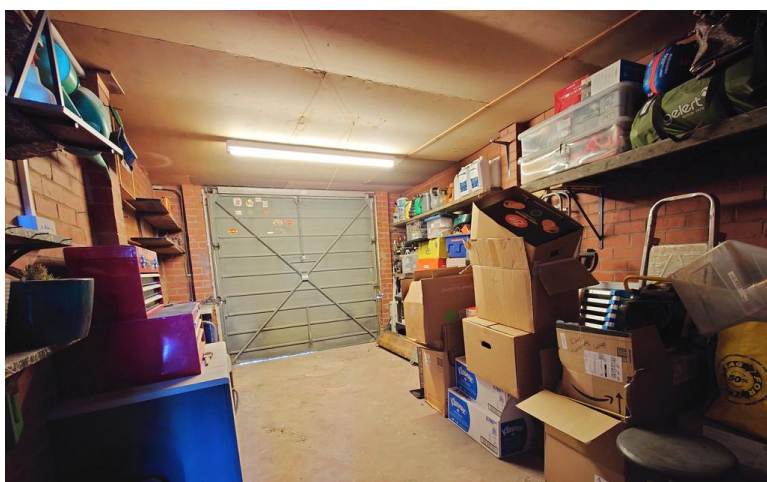




#### FIXTURES AND FITTINGS

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.

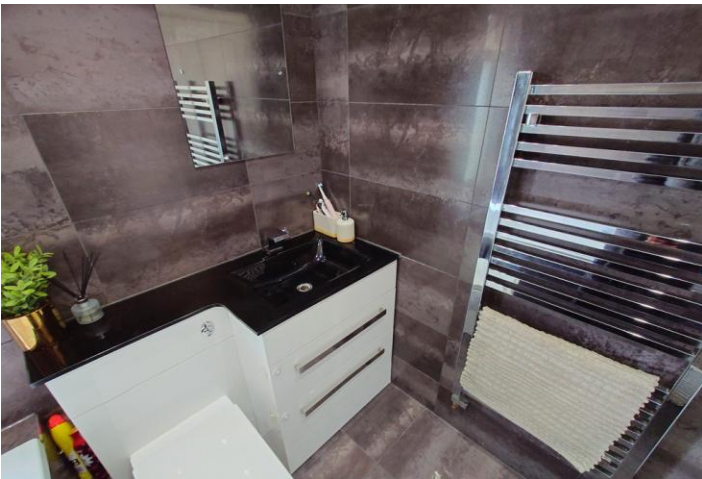
#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: 68D Potential: 87B



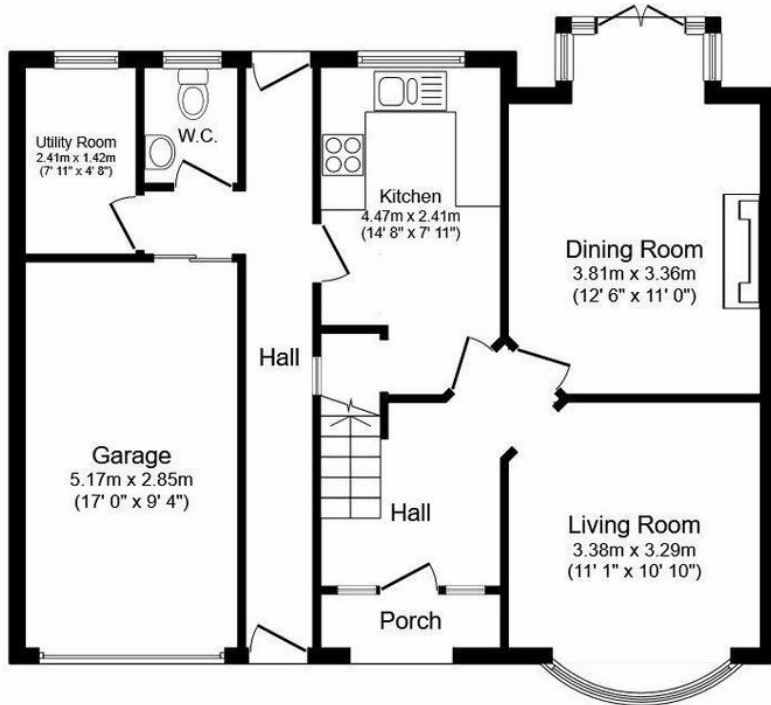




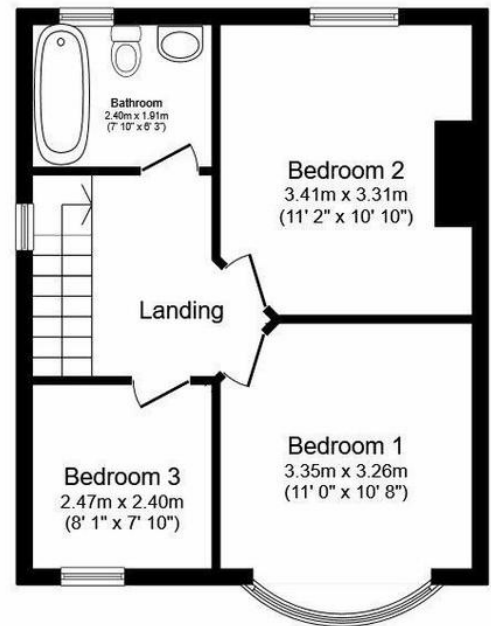








**Ground Floor**



**First Floor**

Total floor area 121.5 sq.m. (1,308 sq.ft.) approx



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

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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