



Liverpool Road Kidsgrove, ST7 4EH

- TRADITIONAL COTTAGE
- FOR INVESTORS ONLY
- CURENTLY LET @ £450 PCM
- INVESTORS ONLY
- LOUNGE/DINING ROOM
- KITCHEN, REAR HALL
- GROUND FLOOR BATHROOM
- TWO BEDROOMS

£119,995





Property Description

INTRO

Attention investors! A two bedroom mature terraced cottage close to the Kidsgrove Town Centre currently Let to tenants & therefore an investment property for landlords. This lovely home comprises, a lounge/dining room, kitchen, rear hall, a ground floor shower room, two bedrooms. Externally a front garden laid to lawn and a rear yard area. The property is within a very convenient & pleasant location. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for ST7 4EH. The property can be found on the left hand side, just beyond the town hall.

LOUNGE

11' 11" x 11' 2" (3.63m x 3.4m)

Entered through a double glazed door. Window to the front elevation. Feature fireplace with cast iron detail and tiled panels. Living flame coal effect fire sits on a tiled hearth. Cupboards housing the gas and electricity meters.



Radiator. Opening to:

DINING AREA

8' 6" x 7' 8" (2.59m x 2.34m)

Window to the rear elevation. Understairs store cupboard.

Stairs to the first floor. Door to:

KITCHEN

8' 1" x 7' 11" (2.46m x 2.41m)

Window to the side elevation. A range of wall and base units, stainless steel single drainer sink with mixer taps, worksurface. Built in oven and hob with extractor over.

Part tiled walls, tiled floor. Opening to:

UTILITY/PORCH

Space and plumbing for washing machine. Tiled floor, external access door. Door to:

BATHROOM

5' 6" x 5' 2" (1.68m x 1.57m)

Window to the side elevation. Suite comprising panelled bath, low level W.C, wash hand basin. Splash back tiling to the walls, tiled floor, radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' x 11' 2" (3.66m x 3.4m)

Window to the front elevation, radiator.

BEDROOM TWO

8' 6" x 8' 3" (2.59m x 2.51m)

Window to the rear elevation. Cupboard housing the Glow Worm combi boiler. Radiator.

EXTERNALLY

FRONT

Garden laid to lawn with shrub borders. A paved pathway leads to the front door.

REAR

Paved yard 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

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 A

EPC RATING (PDF available online)

Current: Potential:



