



**Acacia Gardens**  
Kidsgrove, ST7 4RU

- SEMI DETACHED BUNGALOW
- WITH POTENTIAL TO UPDATE
- NO CHAIN
- HALL, KITCHEN, LOUNGE/DINING ROOM
- TWO BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- GARDENS & A GARAGE
- CONVENIENT LOCATION

**£140,000**







## Property Description

### INTRO

Available with NO CHAIN - This lovely presented semi detached bungalow is well presented throughout and is not one to be missed! Comprising entrance hall, lounge, kitchen, two bedrooms and a bathroom. Externally are gardens to the front and the rear, a long driveway for parking, and a detached garage. UPVC double glazing and gas central heating. Viewing essential!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4RU. On entering Acacia Gardens follow the road around and the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door. Cupboard housing the Micron boiler. Storage cupboard, radiator.

### KITCHEN

9' 10" x 9' 9" (3m x 2.97m)







Window to the front elevation with views towards Mow Cop. A range of base and wall cupboards, single drainer sink unit. Defined dining area.

#### LOUNGE

15' 7" x 10' 5" (4.75m x 3.18m)

A bow window to the front elevation with pleasant views. Feature fireplace with electric fire, radiator.

#### BEDROOM ONE

12' 7" x 10' 6" (3.84m x 3.2m)

Window to the rear elevation, radiator.



#### BEDROOM TWO

9' 9" x 7' 11" (2.97m x 2.41m)

Patio doors to the rear elevation, radiator.

#### BATHROOM

Window to the side elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling, radiator.



#### EXTERNALLY

##### FRONT

Landscaped garden laid to lawn with shrub borders. Driveway provides off road parking.

##### REAR

A paved patio with a raised garden area which is laid to lawn with shrub borders.

#### GARAGE

16' 10" x 9' 8" (5.13m x 2.95m)

Brick construction with up and over door.

#### 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: 77C











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.

Made with Visual Builder

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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