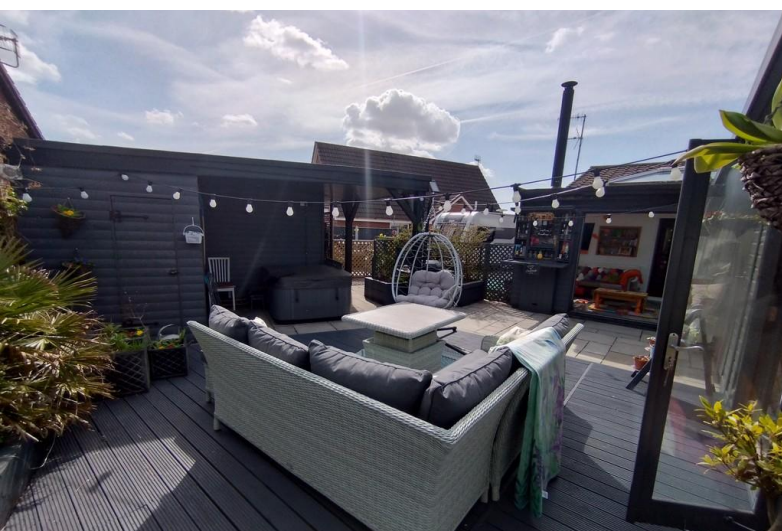


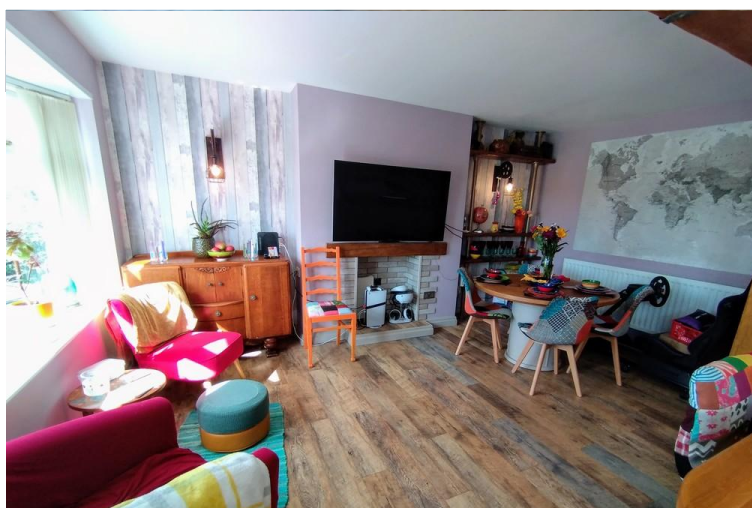
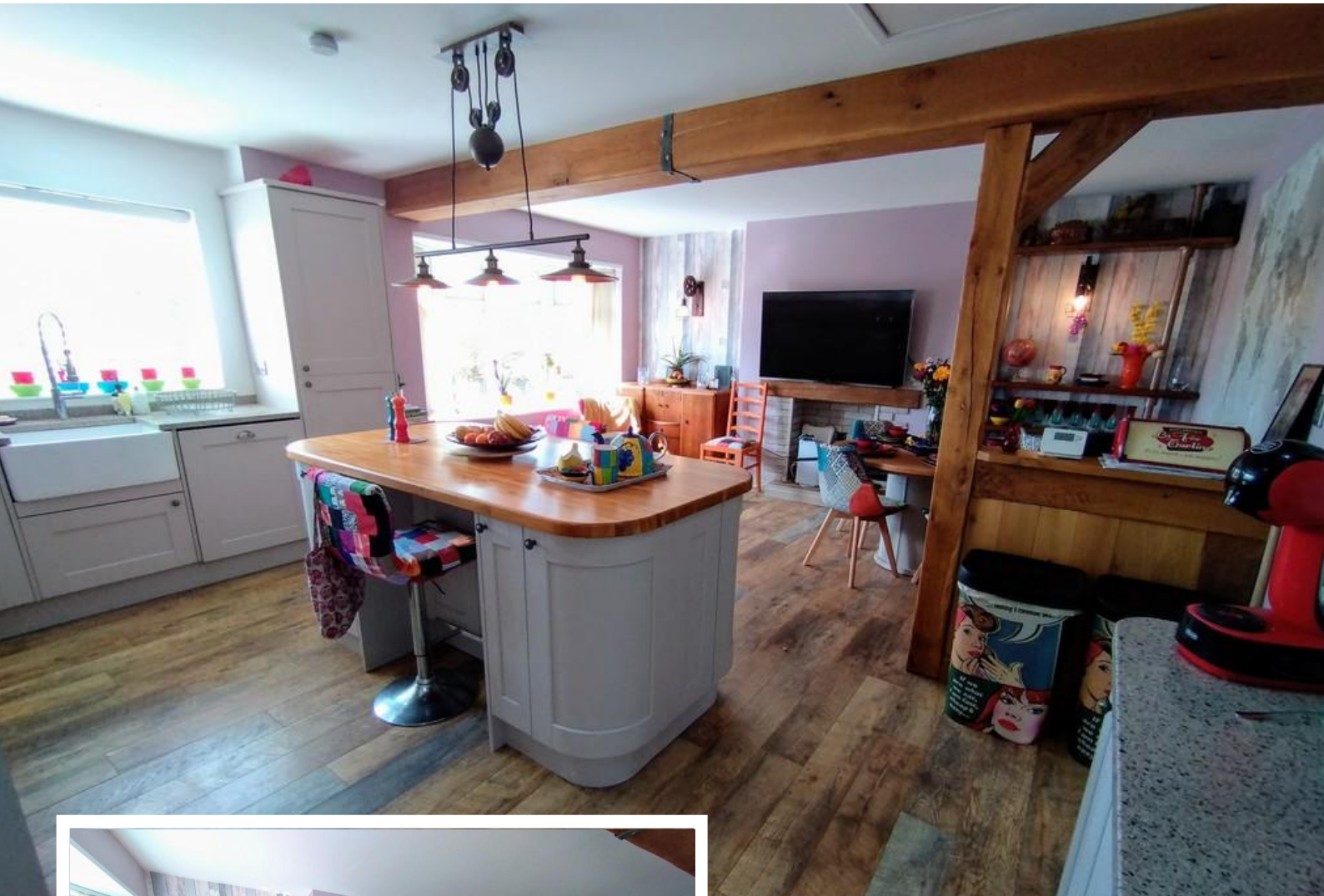


Derwent Crescent
Kidsgrove, ST7 4PH

- SEMI DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION
- MUST BE VIEWED INTERNALLY
- UPDATED THROUGHOUT
- UNIQUE OPEN PLAN LAYO UT
- DOUBLE BEDROOM, DRESSING ROOM
- SPACIOUS SHOWER ROOM
- ORANGERY/BEDROOM TWO

£245,000





Property Description

INTRO

Shaw's & Co are delighted to offer a stunning updated semi detached bungalow with a pleasant open plan layout which must be viewed to be fully appreciated comprising, entrance porch, an well appointed kitchen with integrated appliances, central island, opening in to the spacious lounge/dining area, inner hallway, a double bedroom, dressing room, a stunning shower room. To the rear of the property a spacious orangery with Bi-folding doors, this room could easily make a further double bedroom 2. Externally beautiful landscaped gardens to the front and rear, with lots of privacy. A summerhouse/office with a work shop. A former garage etc made to offer a utility, cloaks/w.c, lounge/potential bedrom area, and a shower room. UPVC double glazing & gas central heating. A stunning home within a lovely area location, viewing imperative. (draft details subject to approval)



DIRECTIONS

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

ENTRANCE PORCH

Entered through a UPVC door, windows to the side elevation. Door to:

KITCHEN/DINER/LOUNGE

19' 2" x 15' 2" (5.84m x 4.62m)

A defined kitchen area with a window to the front elevation. A range of wall and base units, inset Belfast sink, work surface. Range cooker, integrated fridge freezer and dishwasher. Central island. A lounge and dining area with a bow window to the front elevation.

INNER HALL

Laminate flooring, radiator.

BEDROOM ONE

13' x 9' 6" (3.96m x 2.9m)

Patio doors to the rear elevation, radiator.

DRESSING ROOM/STORAGE

With electric light and space for storage or dressing area.



SHOWER ROOM

7' 6" x 6' 5" (2.29m x 1.96m)

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin and a range of vanity cabinets. Built in TV/mirror. Splash back tiling to the walls, tiled floor. Downlighting to the ceiling, chrome towel radiator.

ORANGERY/BEDROOM TWO

14' 1" x 10' 3" (4.29m x 3.12m)

Window to the side elevation, Bi fold doors open on to the garden and a clear glass roof provide lots of natural light. A wood burning stove provides a focal point. Tiled floor. This room can make a great lounge/garden room or a double bedroom.



EXTERNALLY

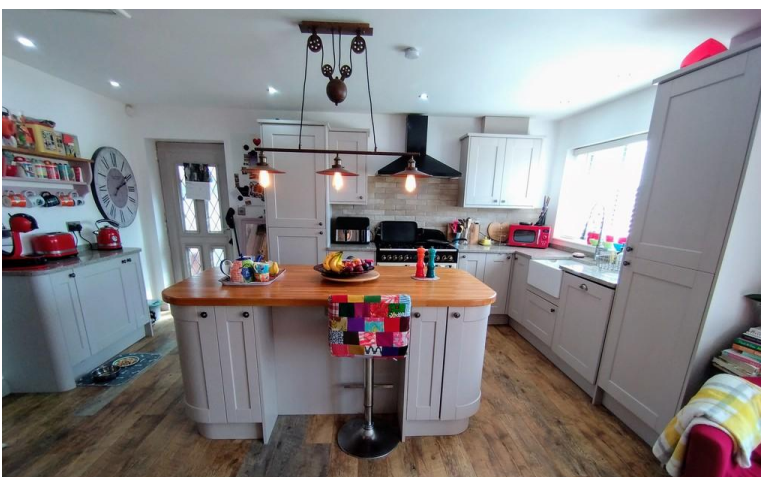
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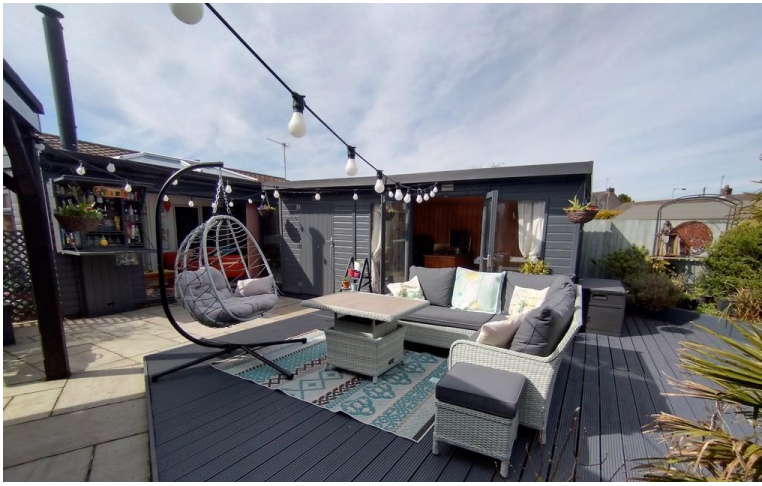
HALLWAY

Entered through a composite door.

CLOAKROOM

Window to the side elevation. Low level W.C, tiled floor.





KITCHEN

7' 6" x 5' 3" (2.29m x 1.6m)

A range of wall and base units, inset sink, work surface. Space for appliances.

LOUNGE/BEDROOM

11' 2" x 9' 5" (3.4m x 2.87m)

A skylight provides natural light. Door to:

ENSUITE

Enclosed shower cubicle, low level W.C, wash hand basin with vanity cabinet below. Splash back tiling to the walls.

FRONT

A landscaped garden with shrub borders. A driveway provides off road parking. Timber gates to:

PARKING AREA

Further parking space, water tap. Patio area providing all weather outside space.

GARDEN

A generous size garden with a great degree of privacy. Patio area, cold water tap.

SUMMER HOUSE/OFFICE

14' x 10' 3" (4.27m x 3.12m)

With a glazed entrance door and UPVC windows. Electric light and power.

ATTACHED WORKSHOP

7' 7" x 6' (2.31m x 1.83m)

Electric light and power.

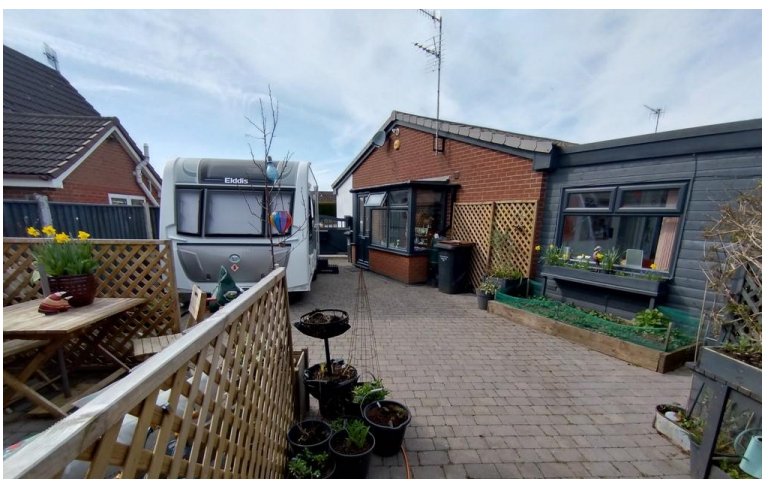
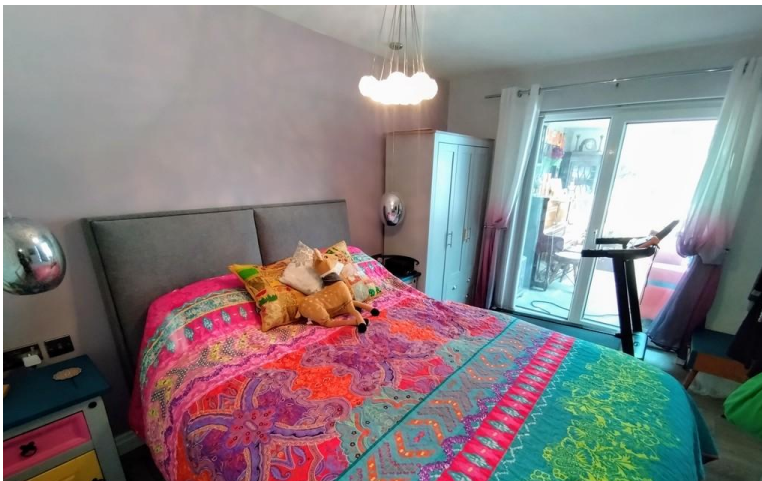
VIEWING ARRANGEMENTS

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:







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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 Staffordshire
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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