



Chatterley Drive Kidsgrove, ST7 4LN

- SEMI DETACHED HOUSE
- UPDATED THROUGHOUT
- STUNNING PRESENTATION
- NO CHAIN
- NEW CARPETS, DECOR ETC
- MODERN KITCHEN & BATHROOM
- HALL, SPACIOUS KITCHEN/DINING ROOM
- THREE GOOD SIZED BEDROOMS

£215,000





Property Description

INTRO

A beautifully presented & updated semi detached house with NO CHAIN and a stunning modern presentation throughout which must be viewed to be fully appreciated! Comprising, hallway, a spacious lounge/dining room, an updated kitchen with integrated appliances, three good sized bedrooms, a well appointed updated bathroom. Externally lovely landscaped gardens to the front and rear. UPVC double glazing & combi gas central heating. Open views to the rear over farmland. Access is easy to all amenities with good road & rail links. Viewing essential without delay.

ENTRANCE HALL

UPVC double glazed entrance door and panels, stair case to the first floor, radiator.

LOUNGE/DINER

22' 4" x 13' 7" (6.81m x 4.14m)

Window to the front and the rear. Two radiators, a feature fireplace and inset fire.



KITCHEN

11' 1" x 9' 4" (3.38m x 2.84m)

Comprising an updated well presented kitchen with a range of pleasant base and wall units, single drainer sink unit, integrated double oven and hob, extractor hood, dishwasher. Space for a tall fridge freezer, glass splash back. UPVC part glazer external door, under stairs store area. Laminate flooring.

FIRST FLOOR LANDING

Window to the side, access to the loft, store cupboard and a modern Vaillant gas combi boiler.



BEDROOM ONE

11' 8" x 10' 10" (3.56m x 3.3m)

Window to the rear with a view over the garden and adjacent open fields.

BEDROOM TWO

10' 10" x 10' 5" (3.3m x 3.18m)

Window to the front, radiator.

BEDROOM THREE

8' 10" x 7' 4" (2.69m x 2.24m)

Window to the front, radiator, over stairs store/wardrobe.



BATHROOM

An updated modern white bathroom suite comprising a panelled bath and over bath shower, wash hand basin with vanity cabinets, low level W.C Two windows, splash back tiling to the walls. Tall chrome towel radiator. Down lighting to the ceiling.

EXTERNALLY

A driveway provides parking spaces, leading to the side of the house. A landscaped front garden area with a shrub and gravel borders.

REAR GARDEN

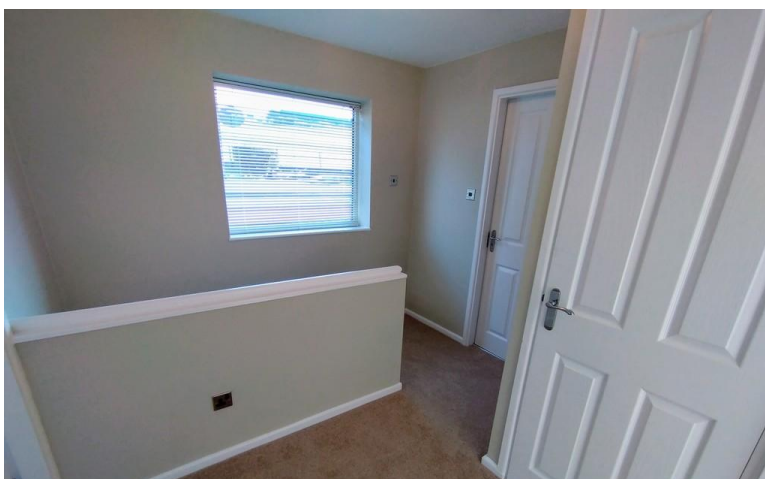
A paved patio area, electric power and water tap. Steps lead to the garden and a further patio area adjacent to the open fields and therefore pleasant views.

GARAGE

A brick detached garage with an up and over front door, window to the side.

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 C

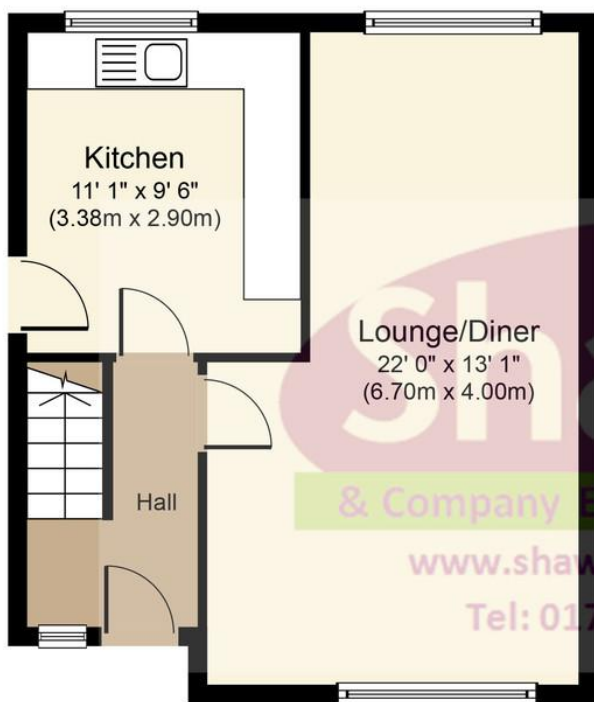
EPC RATING (PDF available online)

Current: 69C Potential: 84B

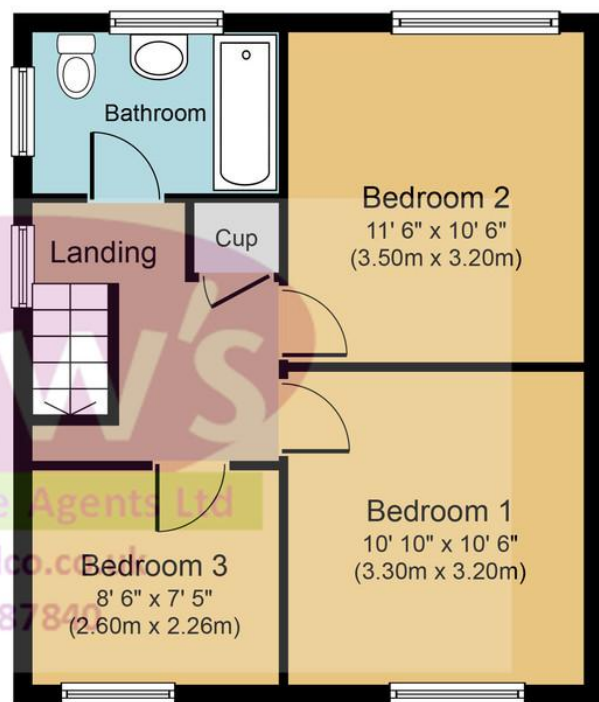








Ground Floor
Approximate Floor Area
420 sq. ft.
(39.0 sq. m.)



First Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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