



Winghay Road
Kidsgrove, ST7 4XJ

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- SPACIOUS RESIDENCE
- HALL, CLOAKS/W.C
- LOUNGE, KITCHEN/DINING ROOM
- REAR & SIDE CONSERVATORIES
- FOUR BEDROOMS & UPDATED BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£290,000





Property Description

INTRO

Shaw's & Co & are delighted to offer For Sale a spacious stunning detached house which must be viewed to be fully appreciated! comprising hall, cloaks/w.c, lounge, kitchen/dining room, attached rear & side conservatories, a ground floor bedroom/second lounge, three bedrooms, an updated family bathroom with over shower. Externally a beautiful landscaped south facing rear garden area, a further area to the side of the house for storage etc. A concrete imprinted frontage/driveway for parking of vehicles. UPVC double glazing & gas central heating. Access is easy to all amenities for leisure, shopping & schools as well as road & rail links. Viewing imperative without delay.

ENTRANCE HALL

A UPVC front entrance door, radiator.

CLOAKS/W.C

With a wash hand basin, low level W.C, radiator.



LOUNGE

16' 2" x 14' 8 MAX " (4.93m x 4.47m)

A bay window to the front, radiator, under stairs store area. A feature fireplace, coving to the ceiling.

CONSERVATORY

9' 8" x 7' 8" (2.95m x 2.34m)

A UPVC double glazed conservatory. Wall mounted electric heater.

KITCHEN/DINER

14' 3" x 8' 8" (4.34m x 2.64m)

Comprising a fitted kitchen area with base and wall units, worksurfaces, built in double oven hob and extractor and fridge, freezer, dish washer, inset sink, splash back tilign to the walls. Double french doors to;



REAR CONSERVATORY

15' 5" x 10' 1" (4.7m x 3.07m)

A UPVC brick base conservatory over looking the landscaped rear garden, radiator.

GROUND FLOOR BEDROOM/SITTINGROOM

16' 8" x 7' 7" (5.08m x 2.31m)

Window to the front, radiator, french doors to the rear garden. Access to the loft.



FIRST FLOOR LANDING

Store cupboard off, access to the loft.

BEDROOM ONE

13' 3" x 8' 3" (4.04m x 2.51m)

Window to the front, radiator.

BEDROOM TWO

9' 5" x 7' 8 MAX " (2.87m x 2.34m)

Window to the rear, radiator.

BEDROOM THREE

8' 11" x 6' 1" (2.72m x 1.85m)

Window to the front, radiator.



BATHROOM

Comprising a panelled bath and over bath shower and screen, low level W.C wash hand basin, low level W.C a chrome towel radiator. Window to the rear, splash back tiling.



EXTERNALLY

A concrete imprinted driveway and frontage provides parking spaces.

REAR GARDEN

A beautifully landscaped rear garden area with a decking area, laid to lawn garden with a gravelled area, shrub borders. The garden attracts afternoon sun.

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

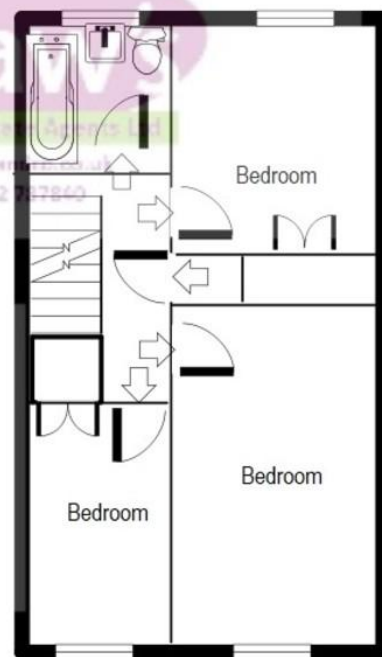
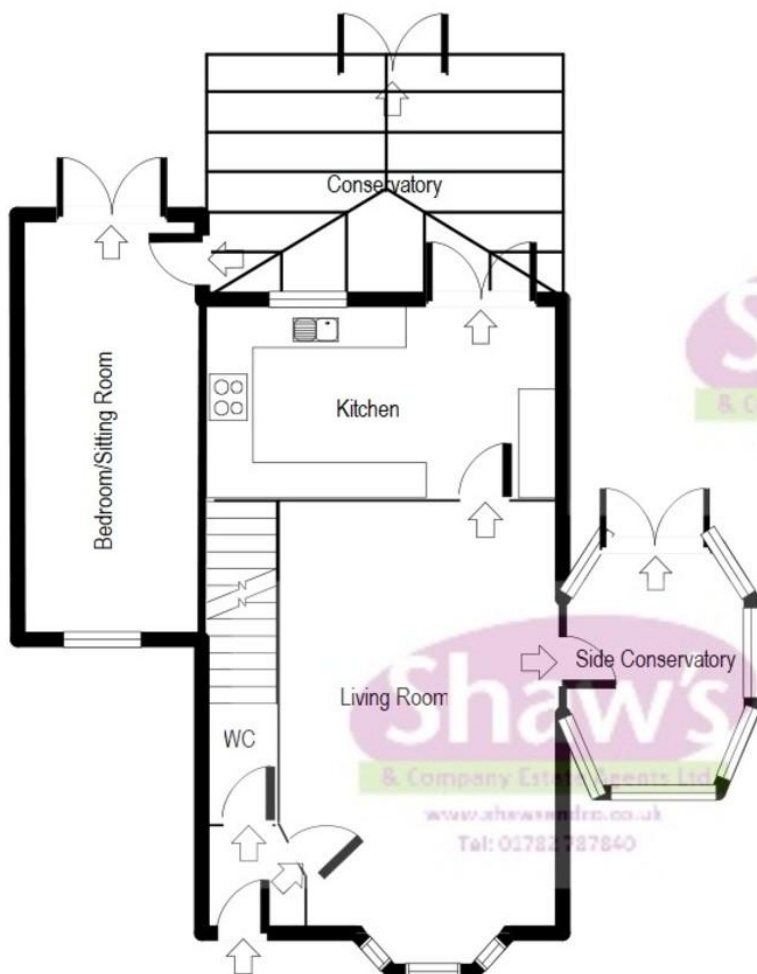
EPC RATING (PDF available online)

Current: 57D Potential: 84B









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