



Gill Bank Road
Kidsgrove, ST7 4HJ

- SEMI DETACHED BUNGALOW
- NO CHAIN, FURTHER POTENTIAL
- HALL, KITCHEN, SPACIOUS LOUNGE
- TWO BEDROOMS, BATHROOM
- CORNER PLOT LOCATION
- FAR REACHING VIEWS
- UPVC D/G, GAS C/H
- NO CHAIN

£159,995





Property Description

INTRO

A semi detached bungalow with no chain & some further potential, comprising hallway, a spacious lounge, kitchen, two double bedrooms, a bathroom with separate shower. Externally a corner plot with elevated views over to Talke, The Cheshire Plain & beyond. A garage and driveway. Majority double glazing, gas central heating. Access to all amenities is close by with good road links to the A500/A34. An ideal first time buy or retirement property. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4HJ follow the road around from Kidsgrove Bank and the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALL

Radiator, external part glazed entrance door.



LOUNGE

15' 10" x 11' 9" (4.83m x 3.58m)

Window to the front with a elevated view, double radiator, feature fireplace.

KITCHEN

9' 9" x 8' 4" (2.97m x 2.54m)

With fitted base and wall units, worksurfaces , single drainer sink unit, window to the front, external side access door, cupboard with Worcester Bosch combi boiler gas boiler. Radiator.

BEDROOM ONE

15' 1" x 9' 3" (4.6m x 2.82m)

Window to the rear, radiator, coving, fitted wardrobes.

BEDROOM TWO

10' 11" x 9' 10" (3.33m x 3m)

Window to the rear, radiator, coving. Access to the loft which we gather is part boarded for storage with an electric light and a pull down ladder.

BATHROOM

8' 4" x 6' 11" (2.54m x 2.11m)

Comprising a panelled bath, low level w.c, wash hand basin, shower cubicle , Chrome towel radiator, window to the side.



EXTERNALLY

FRONT GARDEN

A low maintenance landscaped front garden area extending to the side.

REAR GARDEN

A paved patio area and shrub borders.

NOTES

Our client informs us that Cavity Wall insulation is installed, the garden shed and summer house are included in the sale.



GARAGE

A driveway provides parking space. We are given to understand the land to the right side of the garage is not included on the deeds and the vendor had use of this area of land

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.

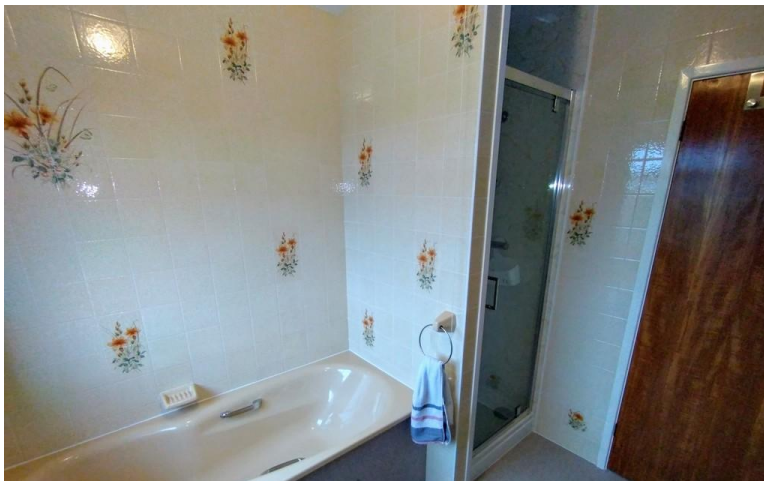


MORTGAGES

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 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:





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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 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