

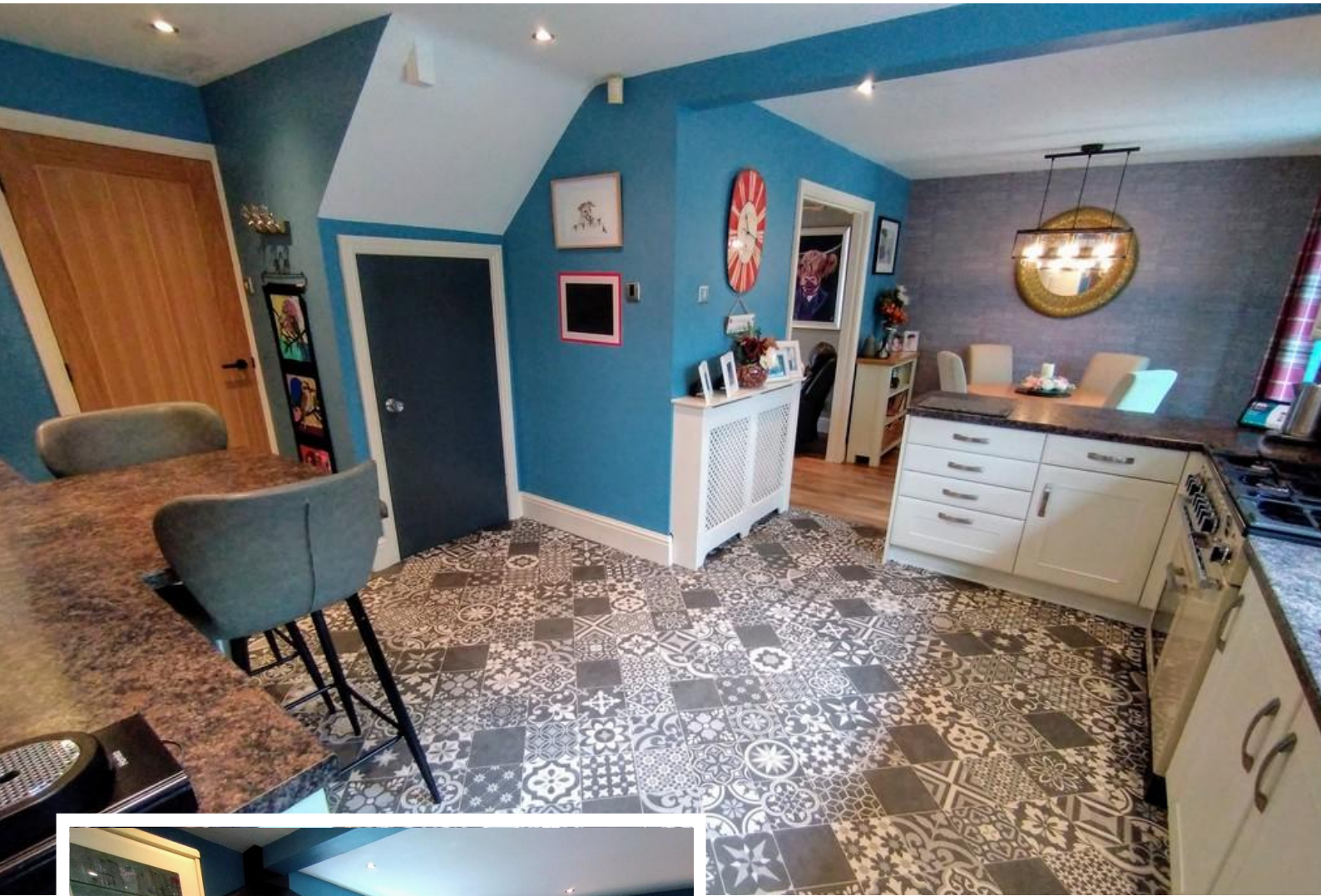


Kingswood
Kidsgrove, ST7 4UX

- DETACHED RESIDENCE
- WELL REGARDED LOCATION
- BEAUTIFULLY PRESENTED
- GOOD SIZED PLOT
- PLEASANT OUTLOOK TO REAR
- OPEN PLAN KITCHEN/DINING
- HALL, CLOAKS/W.C, BAY WINDOW LOUNGE
- THREE BEDROOMS, ENSUITE & BATHROOM

£310,000





Property Description

INTRO

Located within the well regarded Parklands location a beautifully presented detached residence which must be viewed to be fully appreciated situated within landscaped gardens and a pleasant outlook to the rear with a high degree of privacy. Internally this lovely home comprises, hallway, cloaks/w.c, a bay window lounge, an open plan L shaped breakfast kitchen leading to the dining room area, utility room, an attached conservatory over looking the rear garden. To the first floor are three bedrooms, a family bathroom, an ensuite shower room. An attached garage. A block paved frontage with plenty of parking. A beautifully landscaped low maintenance good sized rear garden area with patio areas and shrub borders etc making a lovely outlook to the garden. UPVC double glazing & gas central heating. Access to all amenities is close by as well as good road links & Kidsgrove Rail station. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4UX turn in to the



cul de sac and the property can be found on the left hand side as identified by our for sale sign.

ENTRANCE HALL

With a composite external entrance door, stair case to the first floor, coving to the ceiling, radiator, tiled floor, all internal doors are Oak.

CLOAKS/WC

Comprising a low level W.C, wash hand basin, radiator, tiled floor. Window to the front, fitted mirror.

LOUNGE

13' 3" x 11' 11" (4.04m x 6.17m)

A walk in bay window to the front, laminate flooring, a wall mounted quality plasma style electric fire, remote control wall lighting. Laminate flooring, down lighting fitted to the ceiling. A square arch to;



KITCHEN/DINING ROOM

20' 4" x 15' 7" (6.2m x 4.75m)

A very spacious L shaped room with a fitted kitchen area with base and wall units, work surfaces, inset sink, integrated dishwasher, microwave, wine cooler. Range Master style double cooker with oven and hob etc. A breakfast bar area. Down lighting to the ceiling. Plinth heater. LED under cabinet lighting, Window to the rear. Opening in to the dining area with space for table & chairs etc. Radiator. Patio doors to;



CONSERVATORY

A UPVC conservatory with a pleasant view over the garden, clear tinted glass roof, double radiator, electric light and power. French doors to the garden.

UTILITY ROOM

8' 2" x 7' 9" (2.49m x 2.36m)

Fitted base and wall units, work surfaces, inset sink. Spaces for appliances, external access door, window to the rear, radiator. Access to a loft area. Door to;



ATTACHED GARAGE

16' 5" x 8' 7" (5m x 2.62m)

Electronic front door, wall mounted gas boiler.

FIRST FLOOR LANDING

Access to the loft with a pull down ladder and light. Airing cupboard with radiator.

BEDROOM ONE

11' 6" x 11' 4" (3.51m x 3.45m)

A bay window to the front, radiator, a range of wardrobes are included in the sale.



ENSUITE

Comprising a good sized ensuite room with an enclosed shower cubicle, low level W.C, wash hand basin, radiator, splash back tiling, window to the front. Window to the front. Splash back tiling to the walls. Extractor fan.

BEDROOM TWO

10' x 8' 1" (3.05m x 2.46m)

Window to the rear over looking the garden, radiator.

Fitted wardrobes. Wall mounted TV included in the sale.



BEDROOM THREE

7' 5" x 7' 5 plus wardrobes" (2.26m x 2.26m)

Window to the rear, radiator. Fitted wardrobes.

BATHROOM

Comprising a low level W.C wash hand basin, splash back tiling, laminate flooring. Radiator. Extractor fan, window to the side.

EXTERNALLY

A block paved frontage for parking of vehicles, a pathway leads to the side of the house.

REAR GARDEN

A good sized landscaped rear garden area with a block paved patio area and central pathway, shrub borders etc, a lower level of the garden with an enclosed wall with seating area. The garden has a great degree of privacy and a pleasant outlook to the rear. Victorian style external light. Cold water tap. External double electric power point.



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 D

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