



Gill Bank Road
Kidsgrove, ST7 4HJ

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- LANDSCAPED GARDENS
- HALL, SPACIOUS LOUNGE, DINING ROOM
- KITCHEN, LANDING
- THREE BEDROOMS & BATHROOM
- SOME FURTHER POTENTIAL





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 4HJ follow the road from Chatterley Drive and Stone Bank Road and turn into Gill Bank Road and the property can be found on the left hand side.

ENTRANCE HALL

UPVC entrance door, radiator, staircase to the first floor.

KITCHEN

11' 0" x 9' 5" (3.35m x 2.87m)

Comprising base and wall units, single 1.5 drainer sink, spaces for appliances. Window to the rear, radiator, coving to the ceiling. External side access door, under stairs store area.

LOUNGE/DINER

22' 2" x 13' 2 Max" (6.76m x 4.01m)

Bow window to the front, two radiators. Patio doors to the rear.



FIRST FLOOR LANDING

Coving, window to the side, radiator, store cupboard off.

BEDROOM ONE

10' 10" x 10' 0" (3.3m x 3.05m)

Window to the front, radiator.

BEDROOM TWO

11' 11" x 10' 0" (3.63m x 3.05m)

Window to the rear with a far reaching view, radiator.

BEDROOM THREE

8' 10" x 6' 11" (2.69m x 2.11m)

Window to the front, radiator.



BATHROOM

Comprising a paneled bath, low level w.c, wash hand basin, splash back tiling, radiator. Two windows to the rear.

EXTERNALLY

FRONT GARDEN

A block paved driveway, providing parking spaces.

REAR GARDEN

Patio, laid to lawn garden area. A good sized garden area.



SUMMERHOUSE

10' 0" x 8' 7" (3.05m x 2.62m)

Timber construction, Two sets of French doors, 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:





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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