



**Woodhall Road**  
**Kidsgrove, ST7 4QY**

- DETACHED RESIDENCE
- WITH NO CHAIN
- HALL, SPACIOUS LOUNGE/DINING ROOM
- BREAKFAST KITCHEN, CLOAKS/W.C
- CONSERVATORY
- FOUR BEDROOMS, BATHROOM
- INTEGRAL GARAGE, GARDENS
- UPVC D/G & GCH

**£265,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer for sale a detached house with no chain, comprising, hall, a spacious lounge/dining room, conservatory, breakfast kitchen, rear hall, cloaks/w.c, integral garage, four bedrooms & a family bathroom. Externally a block paved driveway, a rear garden area with a paved patio and potential lawn garden. UPVC double glazing & gas central heating, the property is within easy access for all amenities, good road to all amenities etc. Viewing essential. (draft details subject to approval)

### HALLWAY

### LOUNGE/DINING ROOM

24' 5" x 12' 6" (7.44m x 3.81m)

### BREAKFAST KITCHEN

14' x 11' (4.27m x 3.35m)



REAR HALL

CLOAKS/W.C

INTEGRAL GARAGE

17' x 8' 3" (5.18m x 2.51m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 10" x 10' 8" (3.91m x 3.25m)

BEDROOM TWO

11' 3" x 8' 10" (3.43m x 2.69m)

BEDROOM THREE

11' 3" x 8' 11" (3.43m x 2.72m)

BEDROOM FOUR

12' 10" x 11' 5" (3.91m x 3.48m)

BATHROOM

FRONTAGE

REAR GARDEN



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](mailto: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 - TBC

EPC RATING (PDF available online)  
Current: Potential:



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

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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