

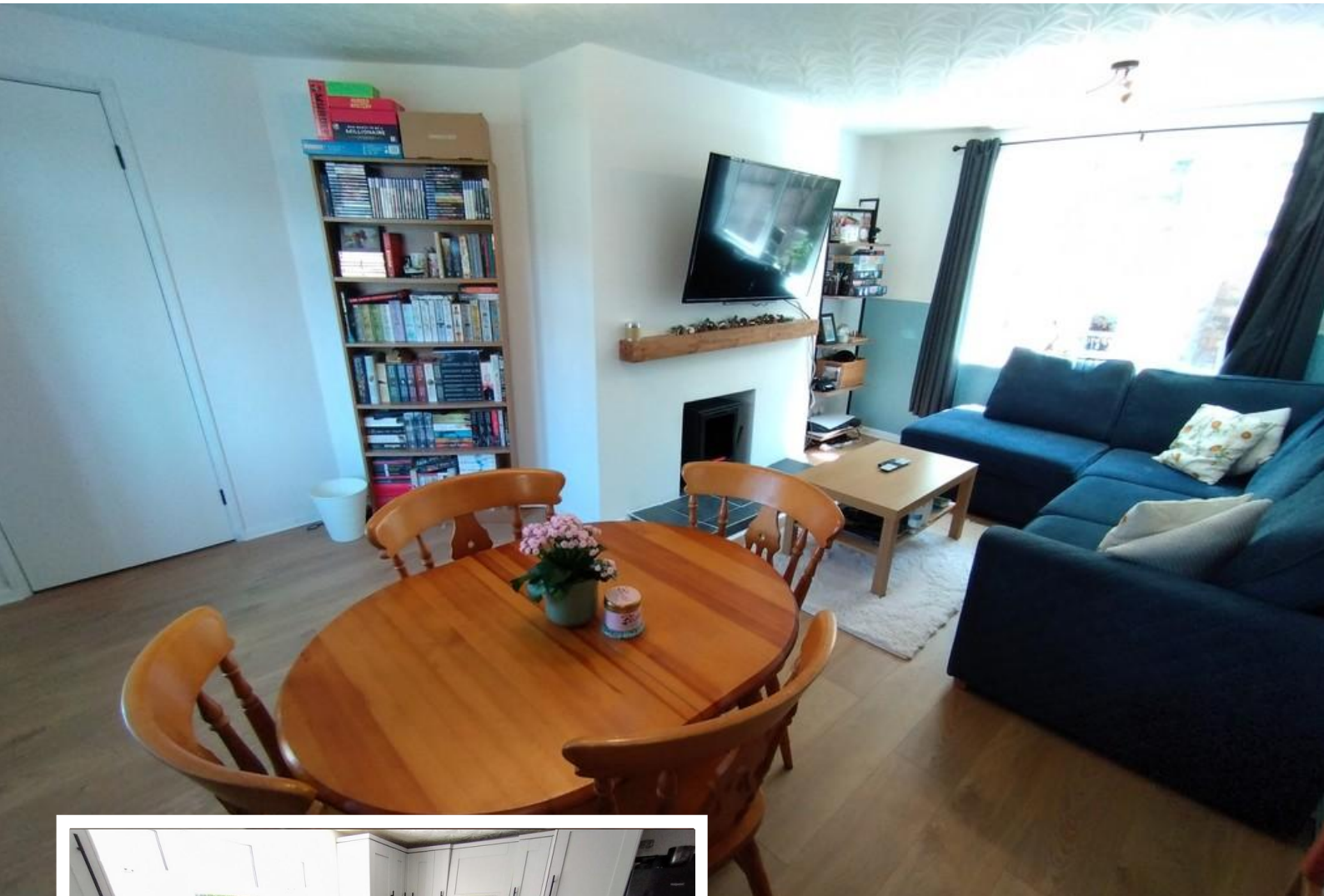


King Street
Kidsgrove, ST7 1HN

- BEAUTIFULLY PRESENTED
- WITHIN A POPULAR LOCATION
- A SEMI DETACHED HOUSE
- HALL, SPACIOUS LOUNGE/DINING ROOM
- UPDATED BREAKFAST KITCHEN
- THREE BEDROOMS, UPDATED BATHROOM
- GARDENS, DRIVEWAY
- UPVC D/GLAZING & GAS C/HEATING

£160,000





Property Description

INTRO

A beautifully presented semi detached house which must be viewed to be fully appreciated, an ideal first time buy and/or investment for the rental market, comprising, hallway, a spacious L shaped lounge/dining room, an updated breakfast kitchen, three lovely bedrooms, an updated family bathroom, all pleasant decor throughout. Externally a landscaped front garden area, driveway. A patio to the rear with a tiered garden area enjoying a great degree of privacy. Access is close by to all amenities with everything on the door step inc shops, schools, road & rail links. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 1HN proceed out of the Town Centre in to King Street and the property can be found on the right hand side as identified by our for sale sign.



ENTRANCE HALL

With access via a UPVC entrance door with glazed panels, laminate flooring. Radiator, stairs to the first floor.

LOUNGE/DINING ROOM

17' 8" x 13' 2" (5.38m x 4.01m)

Windows to the front and rear, radiator. Chimney breast with mantel shelf and inset Ethanol powered stove.

BREAKFAST KITCHEN

12' 5" x 11' 11" (3.78m x 3.63m)

A good sized updated kitchen with a range of base and wall units, worksurfaces, inset sink, laminate flooring, window to the rear, UPVC external access, spaces for appliances.

FIRST FLOOR LANDING

Window to the side, access to the loft.

BEDROOM ONE

13' x 9' 10" (3.96m x 3m)

Window to the front, radiator, laminate flooring.

BEDROOM TWO

10' 5" x 7' 7" (3.18m x 2.31m)

Window to the rear, radiator, laminate flooring.



BEDROOM THREE

8' 6" x 6' 10" (2.59m x 2.08m)

Window to the front, radiator, laminate flooring. Over stairs wardrobes area.

BATHROOM

9' 3" x 5' 6" (2.82m x 1.68m)

Comprising a panlled bath, low level W.C, wash hand basin, over bath shower, shower screen walls, vanity and bathroom cabinets, window to the rear, radiator.



EXTERNALLY

A driveway provides parking space, a landscaped front garden area. A pathway provides access to the side of the house.

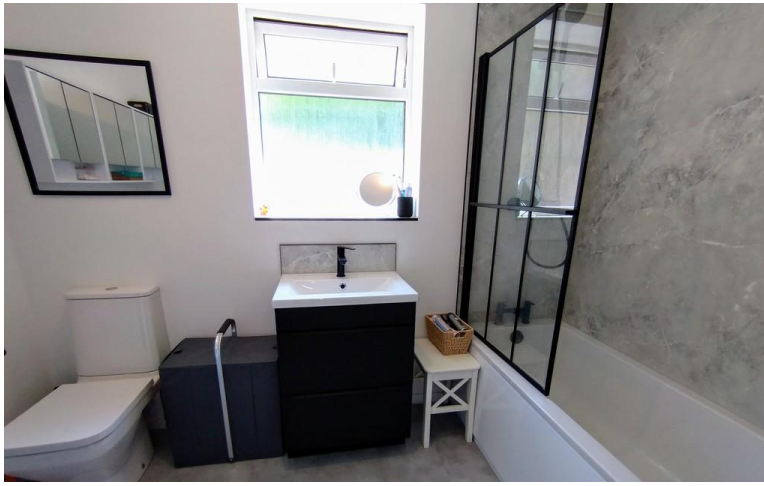
REAR GARDEN

A patio area leading to the tiered garden area which offers lots of potential and a great degree of privacy.

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 .



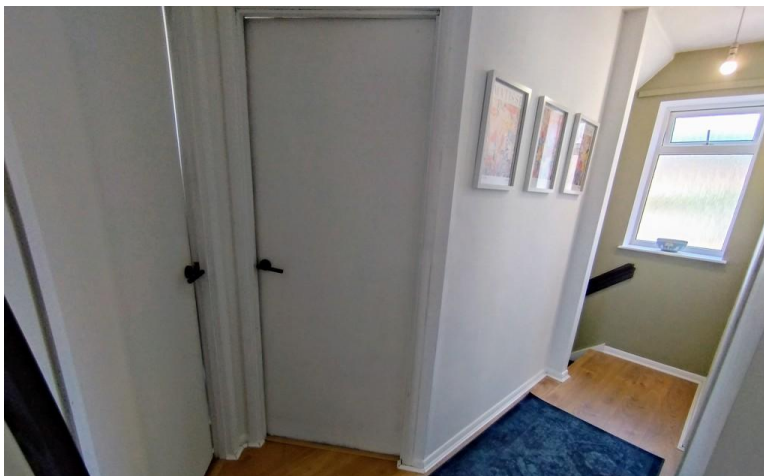
LOCAL AUTHORITY

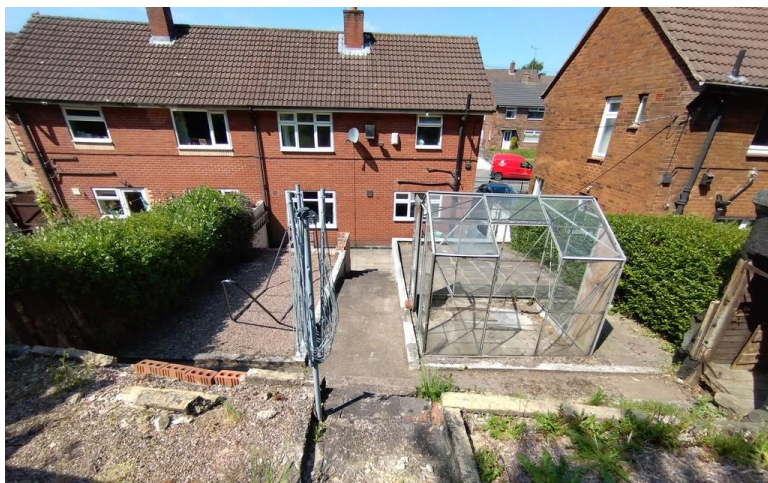
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





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Kidsgrove
Stoke-On-Trent
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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.