

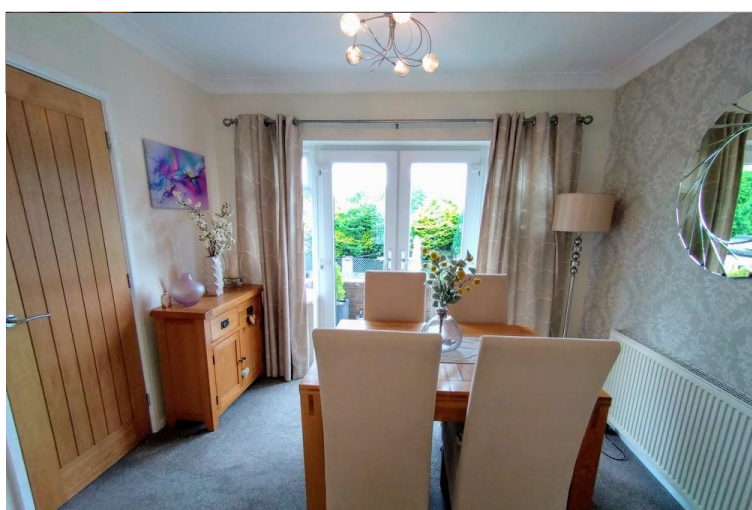


Chatterley Drive Kidsgrove, ST7 4LL

- BEAUTIFULLY PRESENTED
- WELL IMPROVED THROUGHOUT
- SPACIOUS SEMI DETACHED HOUSE
- HALL, LOUNGE, DINING ROOM
- UPDATED KITCHEN INC APPLIANCES
- THREE SPACIOUS BEDROOMS
- LANDSCAPED GARDENS
- GARAGE & PLENTY OF PARKING

£217,500





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented & improved good sized semi detached house, comprising, hallway, a lounge with feature fireplace, a dining room with french doors to the landscaped garden, an updated fitted kitchen with integrated appliances, three spacious bedrooms, a family bathroom. Externally a landscaped front garden, driveway, brick garage. A lovely landscaped rear garden area with a pleasant out look to the rear. UPVC double glazing, gas central heating. Access to all amenities, viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LL. From Stone Bank Road turn right in to Chatterley Drive, the property can be found on the right hand side, as identified by our for sale sign.

COVERED PORCH

Composite door with glazed panels to:



ENTRANCE HALL

Under stairs store. Radiator.

LOUNGE

13' 9" x 13' 1" (4.19m x 3.99m)

Window to the front elevation. Feature fireplace with inset gas fire and recessed lights. Coving to the ceiling, wall lights, double radiator.

DINING ROOM

10' 2" x 8' 3" (3.1m x 2.51m)

French doors to the garden. Coving to the ceiling, radiator.



KITCHEN

10' 1" x 9' 5" (3.07m x 2.87m)

Window to the rear elevation. Recently updated with a range of wall and base units, single drainer sink unit, worksurface. Built in double oven, hob with extractor over. Integrated fridge freezer, washing machine and dishwasher. Laminate flooring, radiator. UPVC part glazed external door.

FIRST FLOOR LANDING

Window to the side elevation. Store cupboard. Doors to:

BEDROOM ONE

11' 9" x 8' 10" (3.58m x 2.69m)

Window to the rear elevation with a pleasant view. Radiator.

BEDROOM TWO

10' 8" x 10' 6" (3.25m x 3.2m)

Window to the front elevation, radiator.

BEDROOM THREE

8' 10" x 7' 3" (2.69m x 2.21m)

Window to the front elevation. Access to the loft, radiator.

BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling. Cupboard housing the updated gas central heating boiler, radiator.

EXTERNALLY

FRONTAGE

A landscaped garden with shrub borders. A driveway provides off road parking.





REAR

With a great degree of privacy the garden has a lawn and shrub borders.

GARAGE

Brick construction with up and over door.

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 .



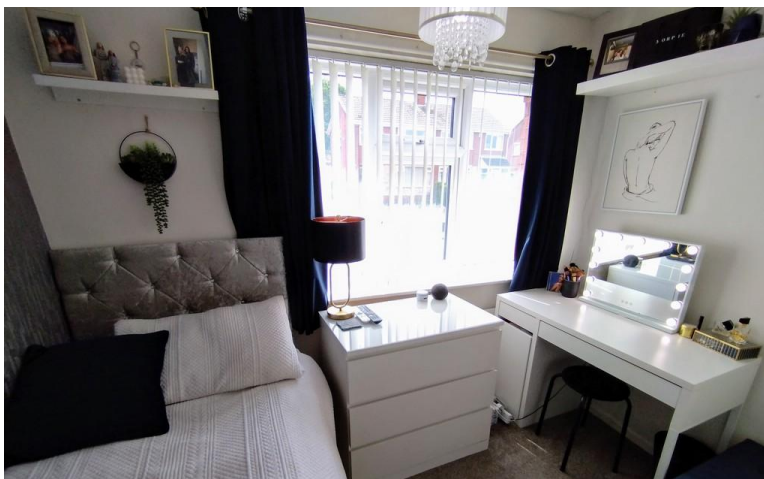
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

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 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