



Tawney Close Kidsgrove, ST7 4EN

- GROUND FLOOR APARTMENT
- UPDATED & IMPROVED
- HALL, LOUNGE, INNER HALL
- UPDATED KITCHEN/DINING ROOM
- DOUBLE BEDROOM, UPDATED SHOWER ROOM
- INTEGRAL GARAGE
- REAR GARDEN AREA
- UPVC D/GLAZING & GAS C/HEATING

£105,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a well improved ground floor apartment, comprising a good sized kitchen/dining room with updated fittings & dining space, inner hallway, a lounge to the front, a double bedroom, an updated shower room. Integral garage ideal for parking, storage or conversion (subject to building regs) UPVC double glazing & gas central heating. No chain. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4EN. On entering Tawney Close the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door with glazed panels. Stairs to the first floor.

LOUNGE

11' 4" x 11' 1" (3.45m x 3.38m)



Window to the front elevation. Wall mounted gas fire, radiator.

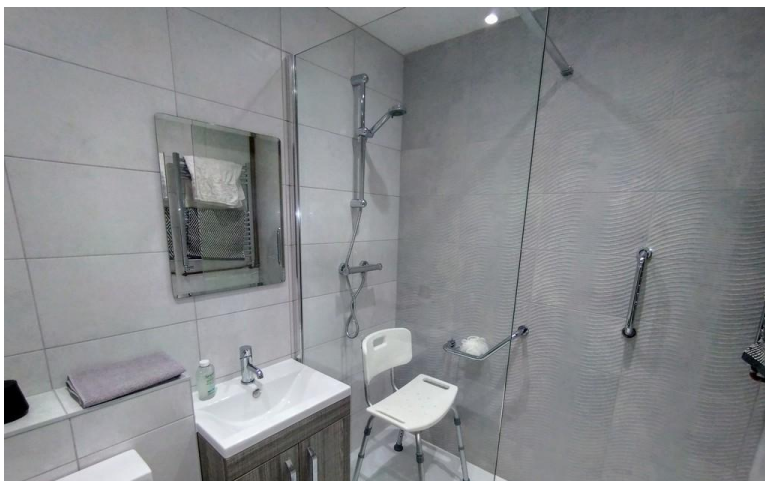
INNER HALL

Store room off. Doors to: kitchen, bedroom and bathroom. Laminate flooring.

KITCHEN/DINER

13' 3" x 11' 4" (4.04m x 3.45m)

Window to the rear elevation. A range of wall and base units, inset sink, worksurfaces, breakfast bar area. Built in electric oven, induction hob with extractor over, glass splash back, integrated washing machine, dryer. Tall free standing fridge freezer included in the sale. Concealed Alpha gas boiler with a panty cupboard. UPVC external access door. Laminate flooring.



BEDROOM

9' 11" x 8' 8" (3.02m x 2.64m)

Window to the rear elevation, radiator.

SHOWER ROOM

Window to the rear elevation, An updated suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, electric wall heater.



INTEGRAL GARAGE

16' 1" x 8' 4" (4.9m x 2.54m)

Up and over door. Electric light and power. Potential to convert to a second bedroom, subject to building regulations.

EXTERNALLY

FRONTAGE

Garden laid to lawn. Driveway provides off road parking.

REAR

A paved patio. We await title deed confirmation as adjoining properties may have a right of way to access adjacent apartments.

TENURE

The property is Leasehold Tenure with a Peppercorn rent of one penny (1p per annum) With a 99 year lease with the approx balance of 952 years left to run.

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:

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

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01782787840

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