



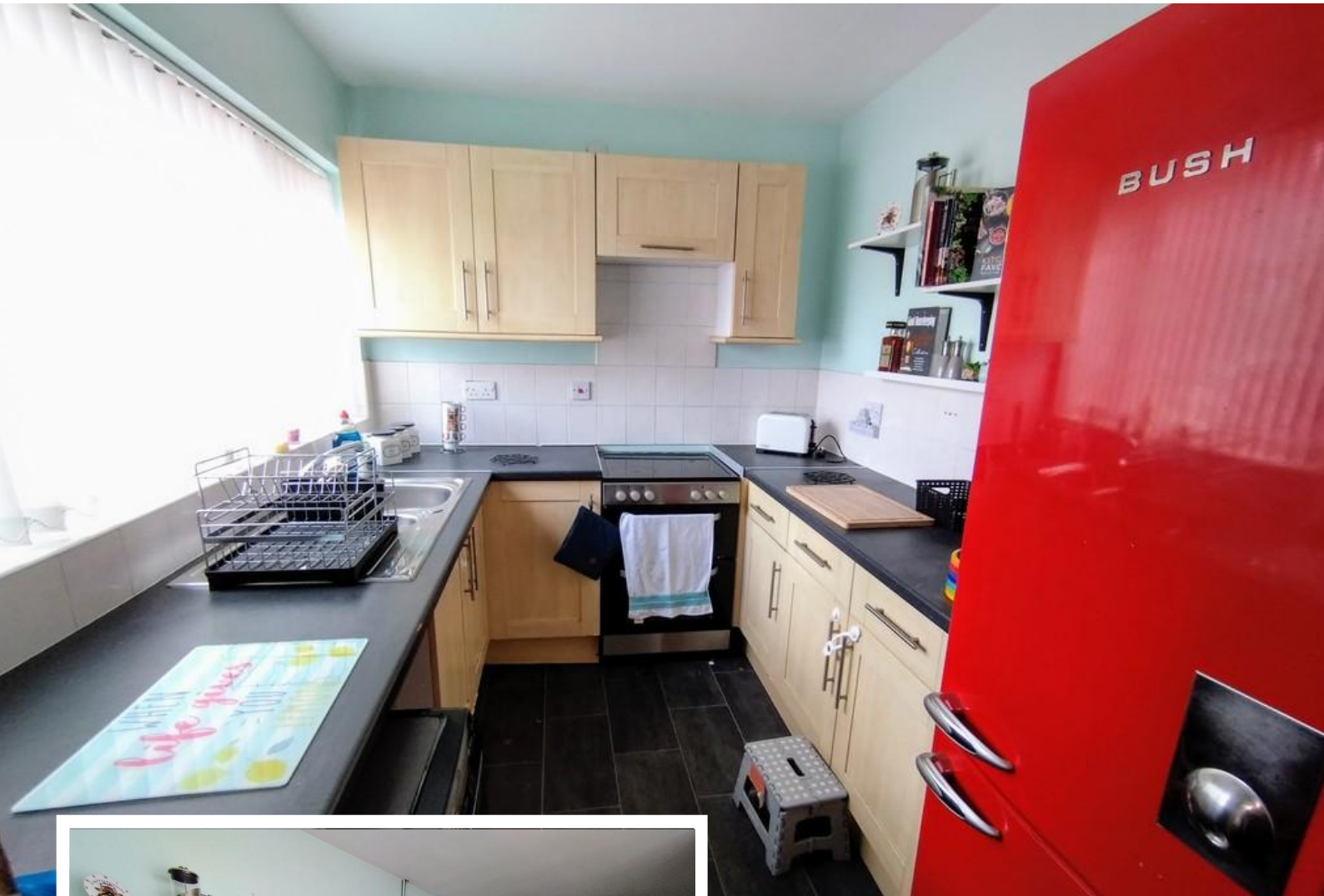
**Wellington Road**  
**Kidsgrove, ST7 4BH**

- SEMI DETACHED HOUSE
- AN IDEAL FTB OR INVESTMENT PROPERTY
- KITCHEN, LOUNGE, G F BATHROOM
- THREE BEDROOMS, F F SHOWER RM
- NO CHAIN
- REAR GARDEN (REQUIRES WORK)
- FURTHER POTENTIAL WITHIN
- CONVENIENT LOCATION

**£120,000**







## Property Description

### INTRO

A spacious three bedroom house offering an ideal first time buy and/or investment for the rental market, with some further cosmetic potential, comprising, kitchen/dining room, lounge with patio doors, a ground floor bathroom, three bedrooms, a first floor shower room. Externally a tarmac area to the frontage, a rear garden area with potential. UPVC double glazing & gas central heating. The property is within easy access to all amenities, road and rail links, viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4BH. Proceed along Wellington Road and the property can be found on the right hand side, as identified by our for sale sign.

### KITCHEN

15' 11" x 7' 2" (4.85m x 2.18m)

Entered through a UPVC door. A range of wall and base units, inset sink, worksurface. Wall mounted gas boiler,



double radiator. Door to the stairs.

#### LOUNGE

15' 11" x 15' 6" (4.85m x 4.72m) MAX

Spacious L shaped room. Under stairs store cupboard, radiator, patio doors to the rear.

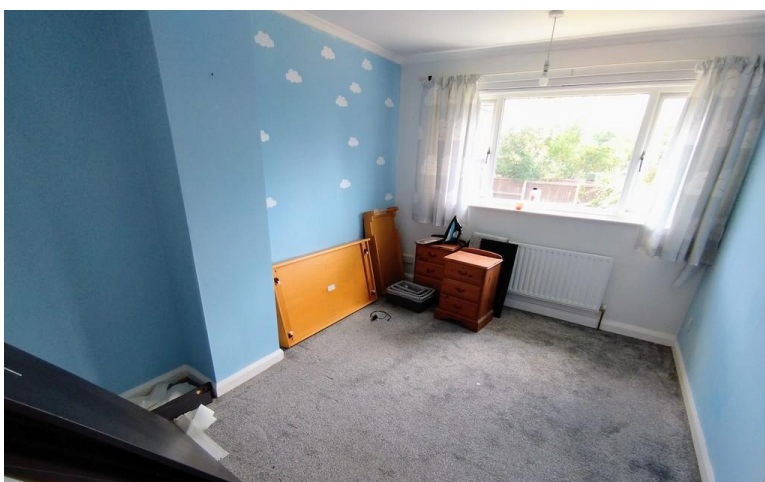
#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:

#### BEDROOM ONE

12' 4" x 8' 3" (3.76m x 2.51m)

Window to the front elevation, radiator.



#### BEDROOM TWO

12' 7" x 9' 5" (3.84m x 2.87m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

8' 10" x 7' 5" (2.69m x 2.26m)

Window to the front elevation, radiator.

#### SHOWER ROOM

Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin, radiator.

#### EXTERNALLY

##### FRONTAGE

A tarmac area with potential for parking, the kerb would need to be lowered. A pathway leads to the rear garden area.

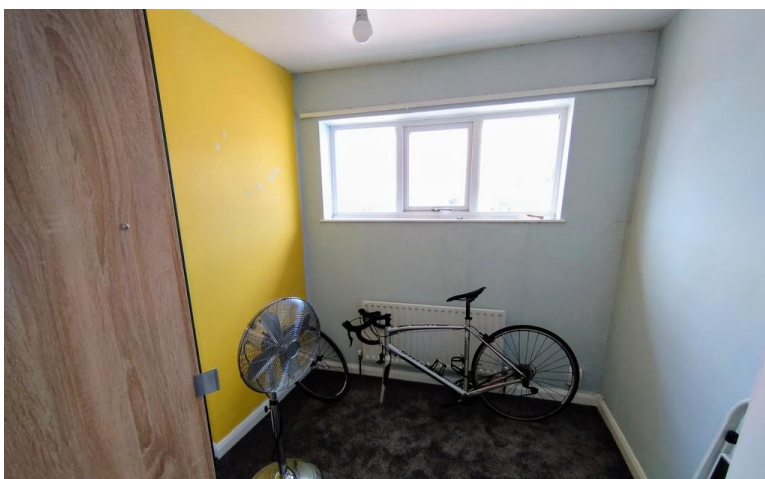
##### REAR

A garden area requiring work, lots of potential.



#### 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 A

#### 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