



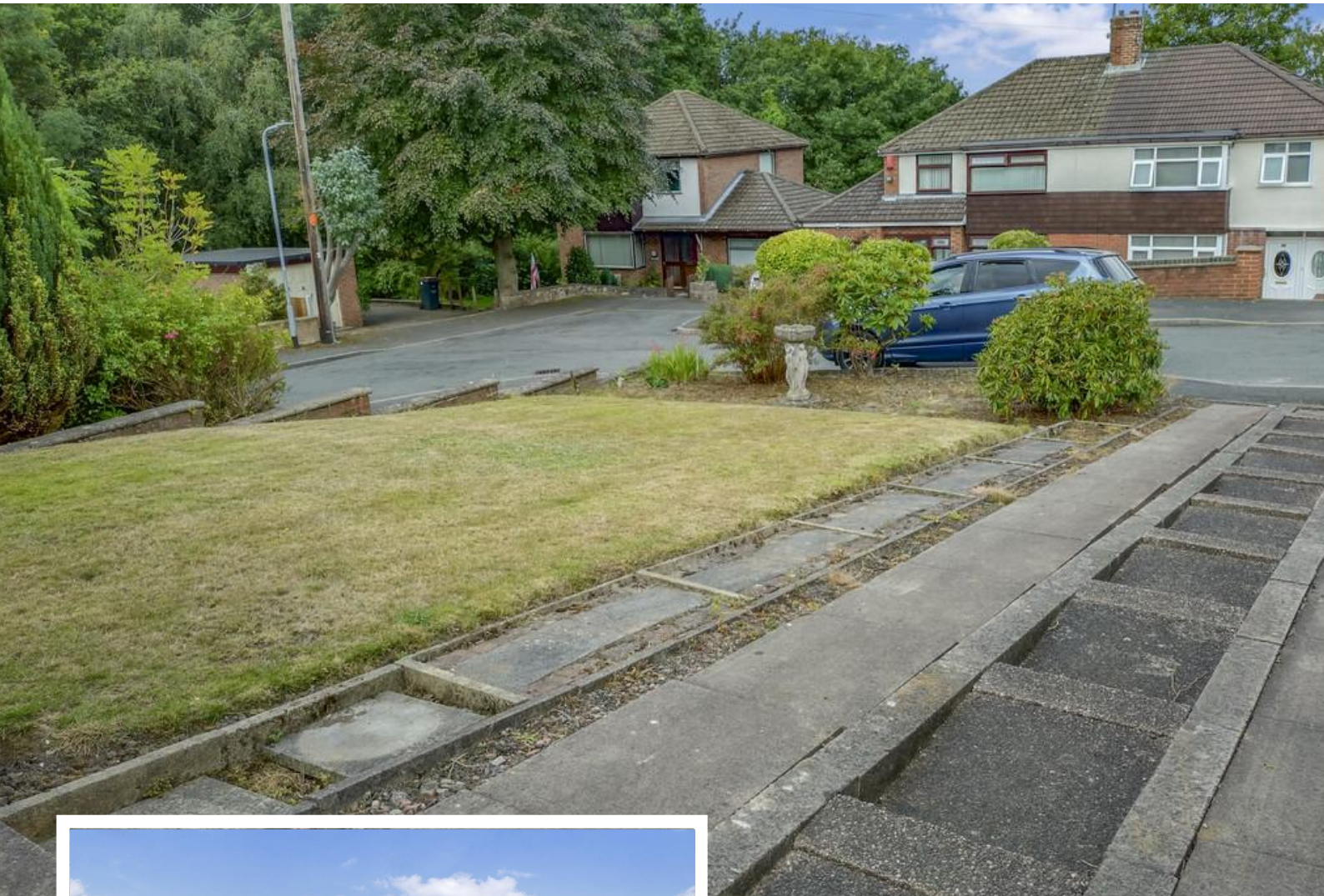
Elm Close

Kidsgrove, ST7 4HR

- SEMI DETACHED BUNGALOW
- WITH NO CHAIN
- PLEASANT CUL DE SAC LOCATION
- HALL, LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS, BATHROOM
- GOOD SIZED PLOT
- LANDSCAPED GARDENS, GARAGE
- UPVC D/GLAZING & GAS C/HEATING

£160,000





Property Description

INTRO

A well presented semi detached bungalow with no chain, comprising entrance hallway, a good sized lounge/dining room overlooking the rear garden, a kitchen, two double bedrooms to the front, a bathroom with a separate shower. Loft area with much potential for conversion subject to consent & building regs etc. Externally a good sized plot with a long driveway, laid to lawn front garden, a detached garage, a paved patio area and a tiered garden area with a partial far reaching view over the Cheshire Plain. UPVC double glazing & gas central heating. An ideal first time buy or a retirement bungalow. Viewing essential to fully appreciate this pleasant cul de sac location and the property. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for ST7 4HR turn in to the cul de sac and the property can be found on the left hand side as identified by our for sale sign.





ENTRANCE HALL

UPVC entrance door, radiator.

LOUNGE/DINER

14' 10" x 11' 9" (4.52m x 3.58m)

With a large window to the rear, radiator, a feature fireplace, the gas fire is disconnected. Door to;

KITCHEN

9' 9" x 8' 4" (2.97m x 2.54m)

A range of base and wall units with inset sink, tiled floor, extractor hood, window to the side, UPVC stable style door with (tilt/turn opening) rear access door. Radiator.



BEDROOM ONE

15' 11" x 9' 2" (4.85m x 2.79m)

Window to the front, radiator, fitted wardrobes, hot water cylinder cupboard.

BEDROOM TWO

10' 11" x 9' 11" (3.33m x 3.02m)

Window to the front, radiator.

BATHROOM

Comprising an panelled bath, a separate shower cubicle, low level W.C, wash hand basin, splash back tiling, window to the side, radiator. Extractor fan.



EXTERNALLY

A good sized front garden area laid to lawn area, external power sockets, a long driveway provides parking spaces with potential to create additional parking spaces subject to approval/consents.

DETACHED GARAGE

16' 5" x 9' 3" (5m x 2.82m)

Windows to the side, electronic roll up front door. Electric light and power.

REAR GARDEN

A paved patio area with access to a tiered garden area, timber garden shed, greenhouse, external power points a partial view over the Cheshire Plain. A pedestrian gate on to the foot path to the rear which leads to local woodland and then Bathpool Country Park.

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

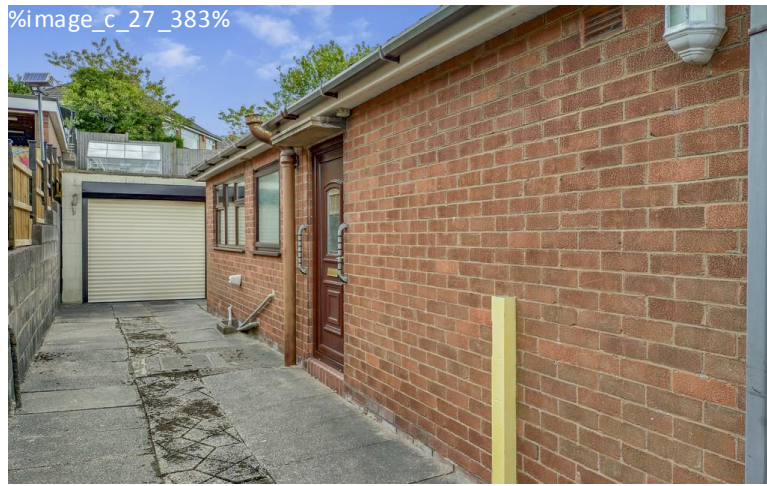
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:





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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