



**Liverpool Road**  
**Kidsgrove, ST7 4EW**

- BEAUTIFULLY PRESENTED
- FULLY MODERNISED MID TOWN HOUSE
- NO CHAIN, RECENT SEARCHES AVAILABLE TO PURCHASE
- SPACIOUS THROUGHOUT

- UPDATED KITCHEN, DINING ROOM
- GOOD SIZED LOUNGE/OPEN PLAN
- TWO DOUBLE BEDROOMS
- WHITE MODERN BATHROOM

**£149,500**







## Property Description

### INTRO

For sale, a beautifully modernised town house in the heart of Kidsgrove, and available with NO CHAIN! Recently available searches can be purchased which will accommodate a quick conveyancing process! A stunning kitchen and bathroom, and with two reception rooms and two bedrooms! Beautiful landscaped rear garden with parking available. Triple glazed UPVC windows and gas central heating from a modern combi boiler. Get in touch today before this one gets snapped up!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4EW. Proceeding from the Town Hall the property can be found on the left hand side, as identified by our for sale sign. Access to the property is at the rear.





#### KITCHEN

9' 0" x 7' 1" (2.74m x 2.16m)

Entered through a cottage style external access door with a glazed panel. Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in electric oven, hob with extractor over. Wall mounted Capriz 24c gas central heating boiler. Radiator, space for small kitchen table and tall fridge freezer.

#### DINING ROOM

16' x 9' 10" (4.88m x 3m)

Window to the rear elevation an side. Staircase to the first floor. Radiator. Arch to:



#### LOUNGE

15' 8" x 12' (4.78m x 3.66m)

Window to the front elevation. Radiator. Chimney breast with inset Plasma style fire controlled by an App.

#### FIRST FLOOR LANDING

Store cupboard off. Doors to:

#### BEDROOM ONE

16' 10" x 11' 8max" (5.13m x 3.56m)

Window to the front elevation. Access to the loft. Radiator.



#### BEDROOM TWO

10' 3" x 9' 9" (3.12m x 2.97m)

Window to the rear elevation. Radiator.

#### BATHROOM

A spacious bathroom. Window to the front elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Down lights to the ceiling. Chrome towel radiator.

#### EXTERNALLY

#### REAR GARDEN

Enclosed paved patio cottage style garden area.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.





#### 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.

#### 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 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 .



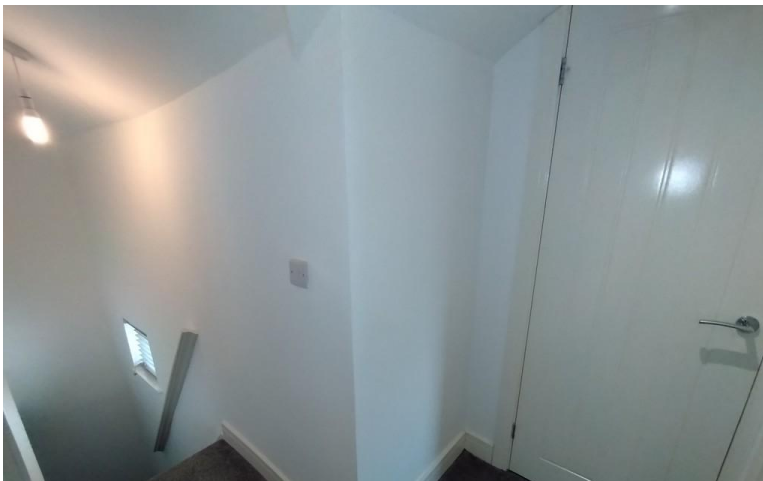
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 56D Potential: 74C







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Visual Builder

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

www.shawsandco.co.uk  
enquiries@shawsandco.co.uk  
01782787840

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