



Shelley Close
Kidsgrove, ST7 4JB

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED & UPDATED
- WELL APPOINTED MODERN KITCHEN
- REFURBISHED & UPDATED
- SPACIOUS LOUNGE, DINING ROOM
- THREE BEDROOMS, STUNNING BATHROOM
- LANDSCAPED GARDENS
- DETACHED GARAGE & DRIVE

£289,950





Property Description

INTRO

Shaw's and Co., are delighted to offer For Sale this beautifully presented, refurbished and updated detached residence. Comprising an entrance hall, well-appointed and updated kitchen, good-sized lounge with french doors, dining room, and stunning ground floor bathroom. The first floor gives access to three bedrooms. Externally, there are beautiful landscaped garden areas to the front and rear as well as paving to the rear and side. Additionally, this residence includes a detached garage and a driveway providing parking spaces. Residing in a well-regarded area, this property has access to plenty of green space, local shops, schools, road links to A500 and Kidsgrove train station. Viewing essential without delay.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4JB follow the road in to the cul-de-sac and the property can be found at the head of the cul-de-sac.

ENTRANCE HALL





With Oak flooring, radiator. UPVC entrance door. Store room off. Cupboard with the main Combi gas central-heating boiler. Half-landing window.

LOUNGE

19' 10" x 11' 10" (6.05m x 3.61m)

Timber flooring, coving to the ceiling. Radiator. Inset stove. French doors to the front. Oak flooring.

DINING ROOM

11' 10" x 9' (3.61m x 2.74m)

Window to the front. Radiator. Coving to the ceiling.



KITCHEN

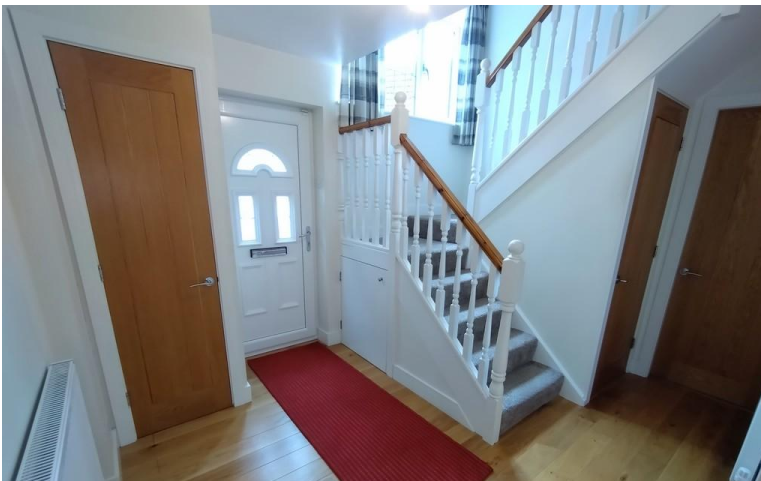
11' 9" x 9' 1" (3.58m x 2.77m)

Comprising a well-appointed and updated fitted kitchen with base and wall units, quartz work-surfaces, inset sink with Quooker tap, integrated double oven, induction hob and extractor fan and fridge-freezer, integrated microwave, Vertical radiator. Recessed spotlights to the ceiling. A breakfast bar area. Window to the rear and external rear access door.

GROUND FLOOR BATHROOM

8' 10" x 5' 3" (2.69m x 1.6m)

Comprising an updated bathroom with a wash-hand basin, comfort height W.C., over-bath shower, towel radiator. UPVC ceiling. Recessed spotlights to the ceiling. Shower screen walls. Vanity cabinets. Extractor fan. Window to the rear.



FIRST FLOOR LANDING

Access to the loft and three bedrooms. Half-landing with a window to the front.

BEDROOM ONE

11' 8" x 9' 7" (3.56m x 2.92m) + wardrobes

Window to the front, radiator. A range of fitted wardrobes. Storage to the eaves.

BEDROOM TWO

10' 5" x 9' 6" (3.18m x 2.9m)

Window to the rear with a pleasant outlook, radiator. A range of fitted wardrobes. Storage to the eaves.

BEDROOM THREE

7' 10" x 6' 10" (2.39m x 2.08m)

Window to the side, radiator.

EXTERNALLY

FRONT GARDEN

A landscaped front garden area laid to lawn with shrub





borders. A driveway providing parking spaces.

GARAGE

18' 10" x 9' 6" (5.74m x 2.9m)

A brick-built detached garage. Up and over front door. Side access door and window. Pitched tiled roof.

REAR GARDEN

A stunning landscaped garden area with an Indian stone paved patio to the rear and side. External power points as well as hot and cold water taps. Steps lead to a pleasant landscaped garden area comprising of a lawn area and shrub borders. The garden is a pleasant addition to the property.



STANDARD CONDITIONS

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 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:





Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement and the floor plan is for guidance only and is a guide.
 This plan is for quotation purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, fixtures have not been tested and no guarantee is given for their operation or efficiency can be given.
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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.
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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