



Nelson Buildings
Kidsgrove, ST7 4ES

- TWO BEDROOM COTTAGE
- BEAUTIFULLY PRESENTED
- NO CHAIN
- TWO RECEPTION ROOMS, KITCHEN

- WHITE GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- PLEASANT OUTLOOK & LOCATION
- UPVC D/GLAZING & MODERN BOILER FOR GAS C/H

£120,000





Property Description

DIRECTIONS

Please follow post code for ST7 4ES proceed past the Town Hall and turn right in to Ravenscliffe Road and Nelson Buildings can be found on the right hand side as identified by our for sale sign.

LOUNGE

11' 5" x 11' 5" (3.48m x 3.48m)

Window to the front with a pleasant outlook, double radiator, UPVC front entrance door. Coving to the ceiling. Door to;

DINING ROOM

11' 11" x 11' 3" (3.63m x 3.43m)

Window to the rear, double radiator. Stair case to the first floor. Door to;





KITCHEN

10' 2" x 7' 2" (3.1m x 2.18m)

Comprising a range of fitted base and wall units, work surfaces, inset sink, built in oven and hob. Window to the side. UPVC part glazed external door. Splash back tiling to the walls.

GROUND FLOOR BATHROOM

Comprising a white suite with a panelled bath, low level W.C, wash hand basin, radiator, tiled floor, window to the side. Fully tiled walls where visible. Extractor fan.

FIRST FLOOR LANDING



BEDROOM ONE

11' 11" x 11' 6" (3.63m x 3.51m)

Window to the front, radiator.

BEDROOM TWO

11' 3" x 9' 1" (3.43m x 2.77m)

Window to the rear, radiator. Access to the loft space.

Over stairs area with a Main Combi Eco Compact gas boiler installed in approx 2024

EXTERNALLY

A pathway to the front door. A lawn area to the front which we gather is maintained by Newcastle Borough Council.



REAR YARD AREA

A paved patio yard area enclosed and with a garden gate. Water tap.

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:



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Kidsgrove
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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