



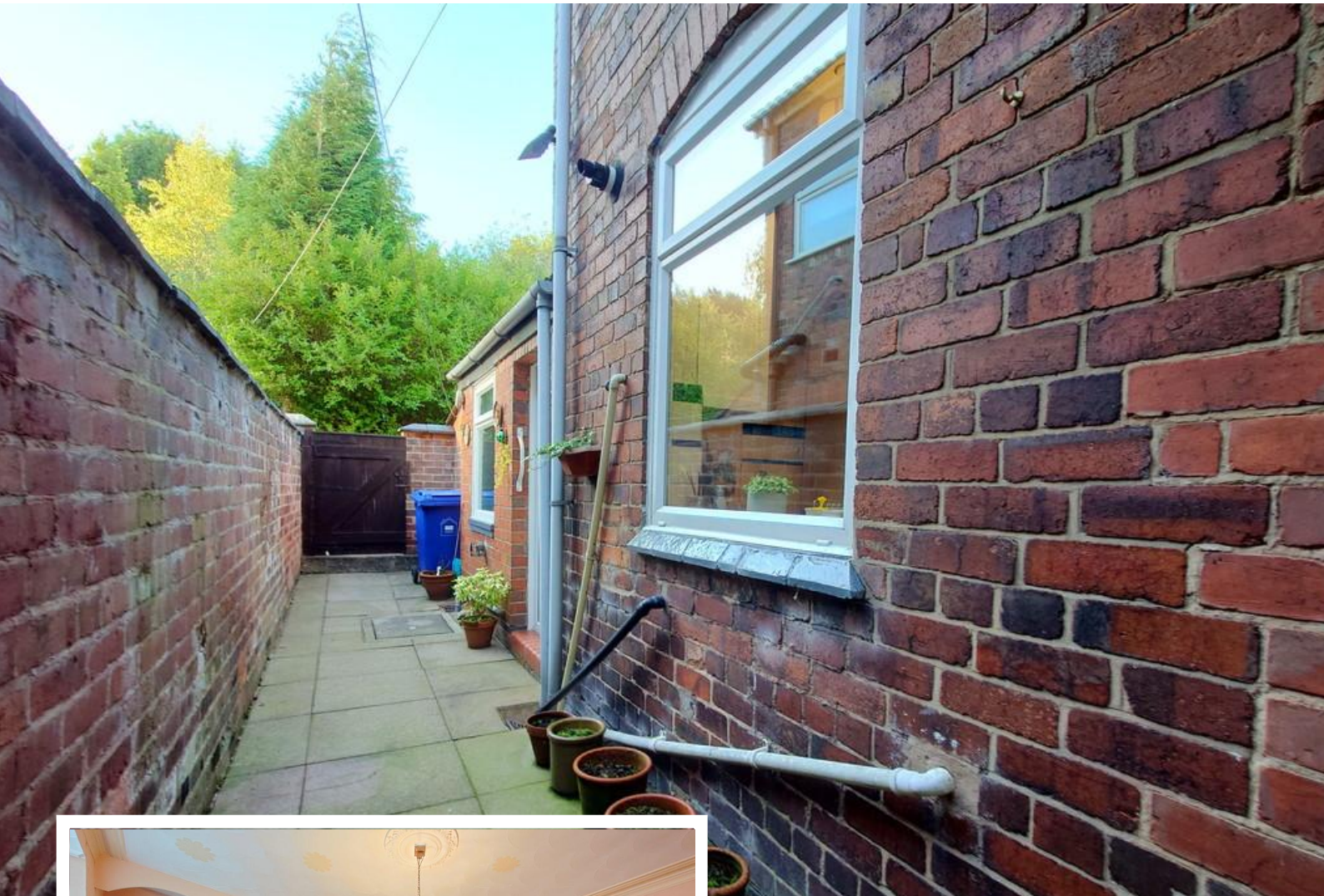
**Stonebank Road**  
**Kidsgrove, ST7 4HQ**

- A MID TERRACED HOUSE
- IDEAL LOCATION TO AMENITIES
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN, GROUND FLOOR BATHROOM
- UPVC D/G & GAS C/HEATING
- BAXI COMBI BOILER
- GARAGE AVAILABLE TO RENT

**£115,000**







## Property Description

### INTRO

New on the market, in the ever popular Stonebank Road, this spacious mid terrace house boasts **THREE BEDROOMS AND TWO RECEPTION ROOMS**! Comprising dining room, lounge, kitchen, rear hall, ground floor bathroom, and the bedrooms to the first floor, the property also has a forecourted front and a paved rear patio. UPVC double glazing throughout and gas central heating from a Baxi gas combi boiler, having full service history. With further potential to make your own stamp, it's an opportunity not to be missed!

### DIRECTIONS

From the town centre of Kidsgrove, and Liverpool Road, proceed past Aldi and towards Kidsgrove Bank. Turn right into Stonebank Road, and the property can be found on the right hand side as identified by our For Sale sign.

### ACCOMMODATION

#### DINING ROOM





13' 9" x 12' 2" (4.19m x 3.71m)

UPVC front entrance door. Bay window to the front, radiator. Gas fire. Coving to the ceiling and ceiling rose with central light fitting. Cupboard concealing gas and electric meter units. Door to:

#### LOUNGE

12' 3" x 12' (3.73m x 3.66m)

Window to the rear, radiator. Gas fire. Door to useful understairs store cupboard. Door to staircase to the first floor. Door to:

#### KITCHEN

12' 10" x 6' 6" (3.91m x 1.98m)

A galley style kitchen with plenty of base and wall mounted cupboard units, and worksurfaces over. Single drainer sink unit. Space and plumbing for washing machine/dishwasher and dryer. Space for a tall fridge freezer. Cupboard concealing Baxi 800 gas combi boiler (with full service history). Tiled floor. Window to the side. Polystyrene ceiling.



#### REAR HALL

UPVC rear access door. Tiled floor. Door to:

#### BATHROOM

9' 1" x 6' 3" (2.77m x 1.91m)

A ground floor bathroom. Fully tiled walls, and wet room style form. Frosted window to the side, with roller blind. Radiator. Panelled bath with shower attachment and glass screen. Low level W.C and wash hand basin. Vanity cabinet.



#### FIRST FLOOR LANDING

Access to all bedrooms.

#### BEDROOM ONE

12' 2" x 11' 4" (3.71m x 3.45m)

Window to the front, radiator. Fitted wardrobe.

#### BEDROOM TWO

12' 4" x 9' 2" (3.76m x 2.79m)

Window to the rear, radiator.

#### BEDROOM THREE

11' 5" x 6' 6" (3.48m x 1.98m)

Window to the rear, radiator.

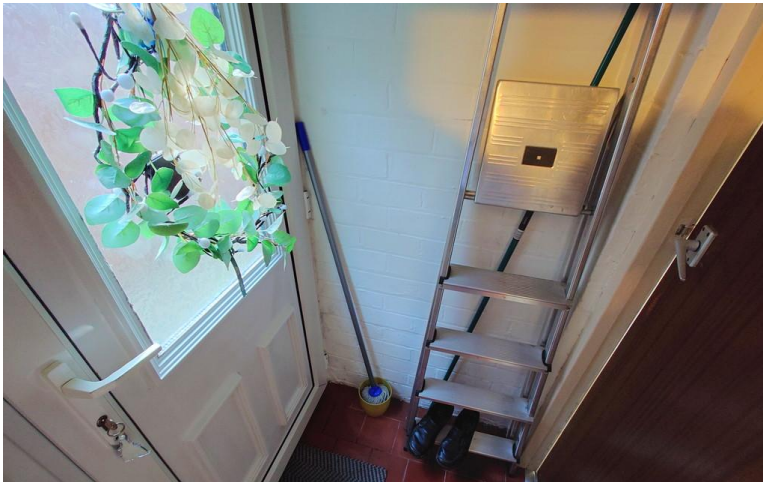
#### EXTERNALLY

#### FRONT

A brick wall, with gated access to a front paved forecourt.







#### REAR GARDEN

A paved rear patio yard. Enclosed by wall, timber gate to the rear alley/access. Brick store area attached to the back of the property.

#### GARAGE TO THE REAR

Please note this garage (as pictured) beyond the rear garden, isn't included in the deeds, however is available to rent from a nearby owner, along with a further bit of a garden behind, and is available to rent for £100 per annum for use of these.

#### 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 marketed using the latest methods and internet advertising on multiple internet web sites including [Rightmove.co.uk](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .





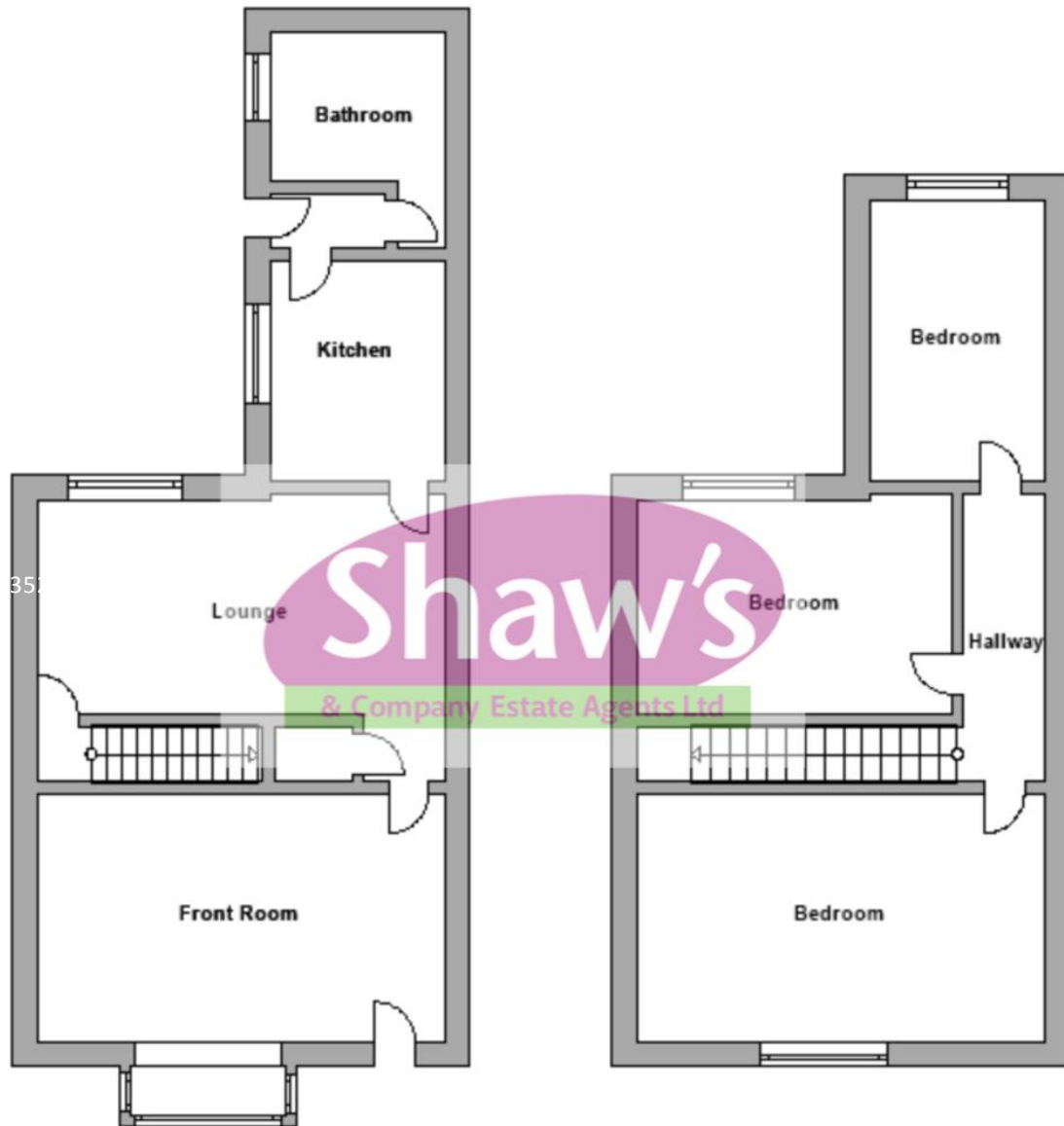


LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)  
Current: 69C Potential: 79C





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floorplan 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.

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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 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