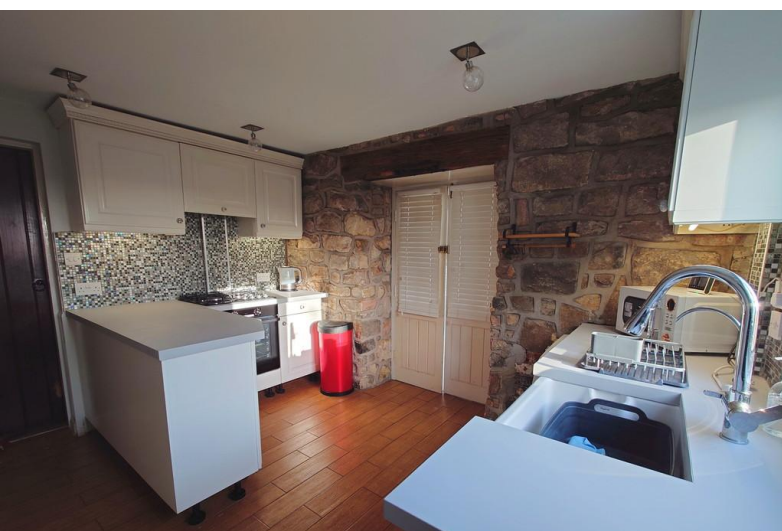




Dales Green Rookery, ST7 4RH

- A RENOVATED COTTAGE
- NO CHAIN, BEAUTIFULLY PRESENTED
- ON THE DOORSTEP TO COUNTRYSIDE
- LOVELY RURAL VIEWS
- TWO BEDROOMS
- UPVC D/GLAZING & GAS C/HEATING
- SIDE & REAR PAVED GARDENS
- GROUND FLOOR BATHROOM & CONSERVATORY

£169,950





Property Description

INTRO

Shaw's are delighted to offer the stunning semi detached 'Brook Cottage' to the market, nestled in the gorgeous semi rural location of Rookery, on the doorstep to Mow Cop and featuring gorgeous open views, whilst being available with NO CHAIN! Boasting many character features throughout, this turn key property is ready and awaiting a new loving owner! Having lounge, kitchen, ground floor bathroom, conservatory, and two bedrooms to the first floor. Externally there is a wrap round low maintenance paving to the side and rear. Out of the door, and into local countryside, whilst still being within easy access to the amenities of Kidsgrove, with bus links and road links across the city, this one isn't to be glossed over!

DIRECTIONS

From Newchapel Road, Kidsgrove. Turn into High Street Rookery, where the road becomes Alderhay Lane and eventually Dales Green Road. The property can be found on the right hand side, as identified by our For Sale sign. Access is via the driveway of number 27.





ACCOMMODATION

LOUNGE

11' 7" max to 14' 11" x 11' 6" (3.53m x 3.51m)

UPVC front/ side entrance door. Feature beams to the ceiling. Window to the side. Laminate flooring. Multi fuel gas stove and hearth. Radiator. Staircase to the first floor. Gas meter, and electric meter and consumer unit. Honeywell central heating thermostat. Character door to:

KITCHEN

12' 6" x 9' 8" (3.81m x 2.95m)

With lovely feature exposed stone wall, this fitted kitchen has ample base and wall mounted cupboard units, with worksurfaces above. Laminate flooring. Single drainer sink unit. Electric oven/grill and gas hob with extractor hood above. 4x ceiling light fittings. Alarm panel. Window to the side. Understairs open alcove with further cupboards and space for tall standing fridge freezer. Space and plumbing for washing machine. Character door to the bathroom, and double opening doors to:



CONSERVATORY

8' 6" x 7' 8" (2.59m x 2.34m)

A UPVC conservatory, with dwarf wall and perspex roof. Tiled flooring. Blinds and curtains included. Spotlight track.



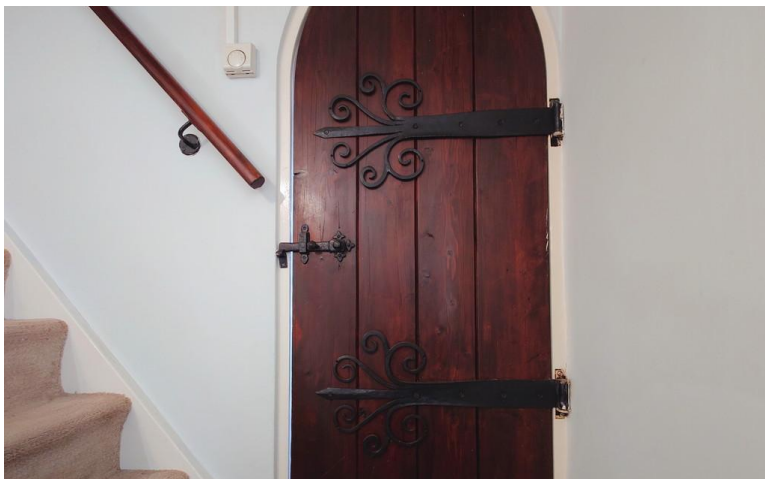
BATHROOM

9' 3" x 6' 11" (2.82m x 2.11m)

The ground floor bathroom suite comprises a roll top bath, and separate shower cubicle with mains pressured shower, low level W.C and wash hand basin. Tiled walls. Feature beams to the ceiling. Laminate flooring. Frosted window to the side.

FIRST FLOOR LANDING

Hand rail. Original character style doors to each bedroom.



BEDROOM ONE

11' 9" x 11' 7" (3.58m x 3.53m)

Window to the side, with lovely open outlook. Radiator. Laminate flooring.

BEDROOM TWO

11' 11" x 8' 1" (3.63m x 2.46m)

Window to the side with lovely view. Radiator. Laminate flooring. Store cupboard also housing EcoTec pro gas combi boiler. Access to the loft.



EXTERNALLY

SIDE/ REAR GARDEN

Gated access and steps lead to the side and rear low maintenance garden to the property, having Indian stone paving, and being enclosed by all new fencing, with having a pleasant outlook to the rear. Two storage units.

ACCESS/ POTENTIAL PARKING

The access from the main road to this property, is through the driveway from neighboring property 27 Dales Green Road. The vendor's Solicitors have said that the deeds confirm that there is a right of way over the land shown on the plan. The solicitors have confirmed that this is considered a full or "bare" right of way, meaning it covers both pedestrian and vehicular. Please note, currently there is gated access, and steps up to the paving at front of the property (which could be turned into a ramp to potentially create parking).

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

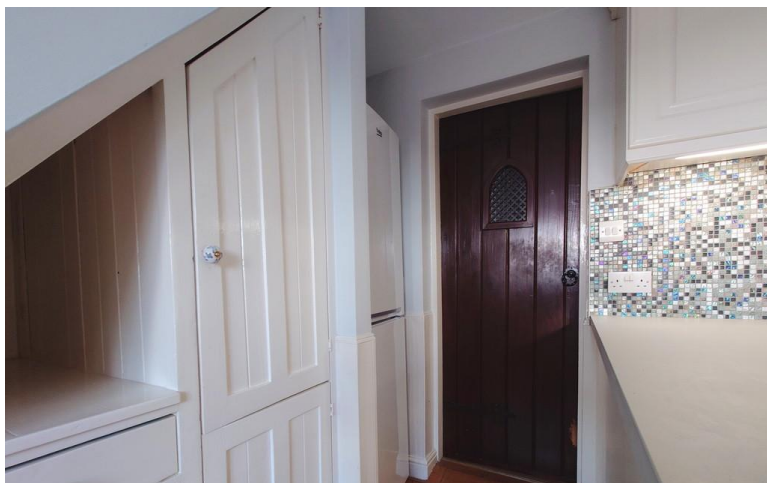
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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 .

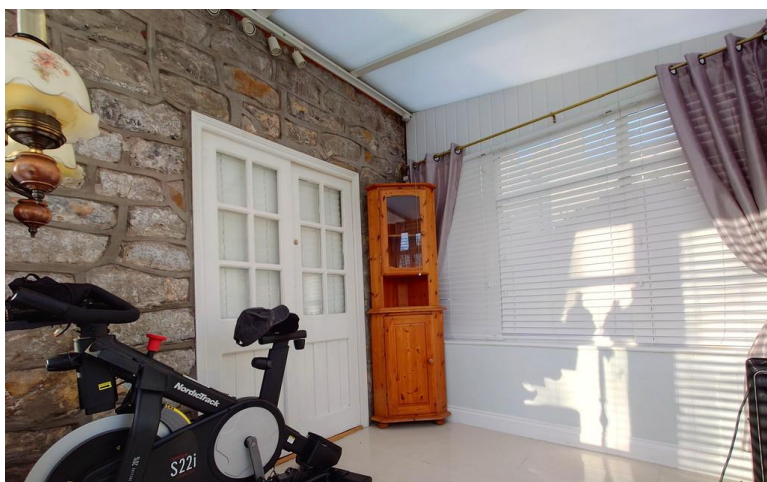
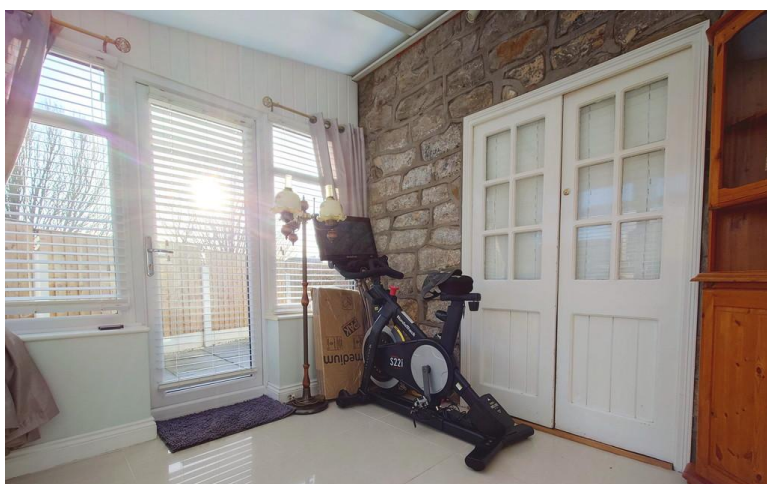
LOCAL AUTHORITY

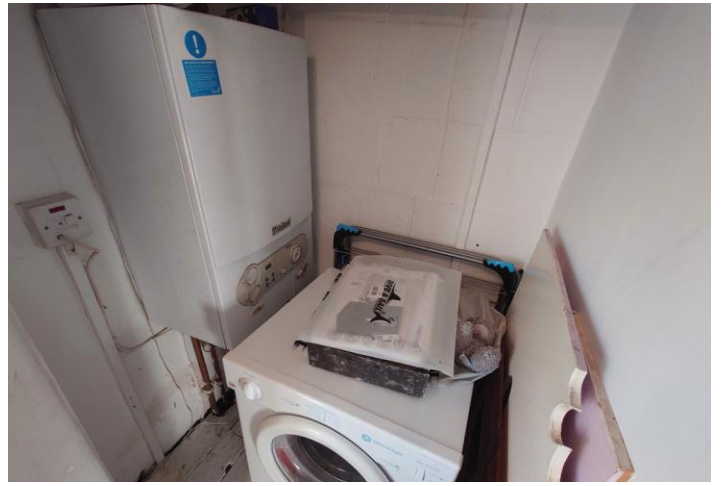
Newcastle Borough Council.

COUNCIL TAX BAND A

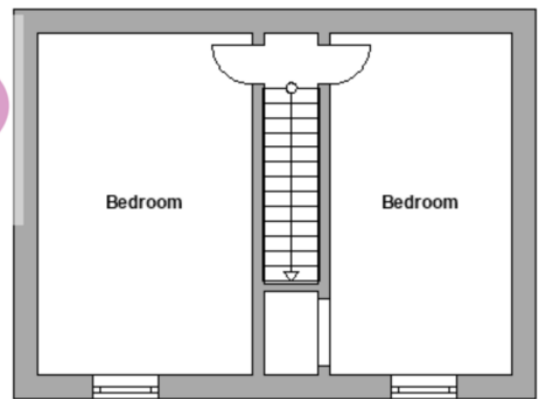
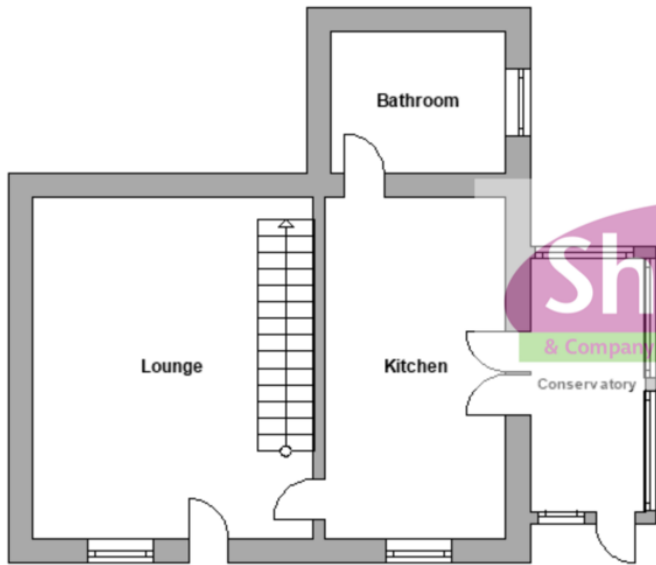
EPC RATING (PDF available online)

Current: 63D Potential: 79C









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