

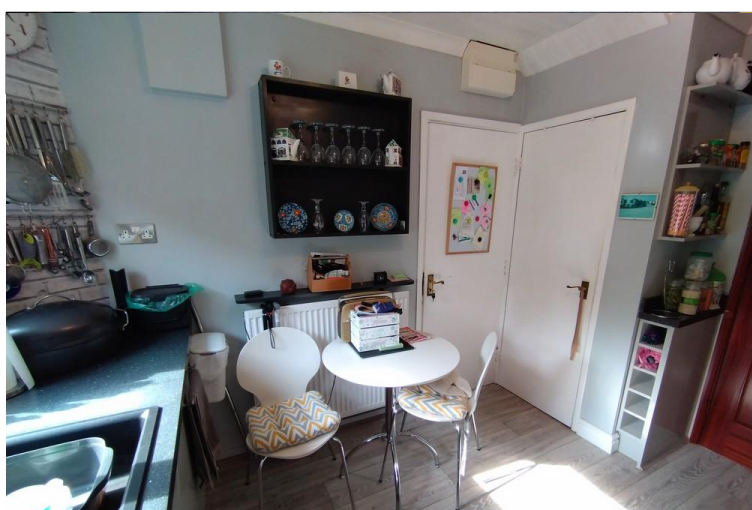


Chatterley Drive
Kidsgrove, ST7 4LN

- VERY SPACIOUS SEMI DET HOUSE
- LANDSCAPED GARDENS & GARAGE
- UPDATED KITCHEN INC APPLIANCES
- UPVC D/G, GCH
- LOUNGE/DINING ROOM, UTILITY
- WELL REGARDED LOCATION
- CLOAKS/W.C THREE GOOD SIZED BEDROOMS
- EASY ACCESS TO THE A500/A34/M6

Offers Over £210,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a good sized three bedroom semi detached house located within a well regarded location, comprising, entrance hallway, a spacious lounge/dining room with patio doors, a well appointed updated modern kitchen with integrated appliances, cloaks/wc, utility room, attached garage, three good sized bedrooms, two with fitted wardrobes. An updated shower room with a white suite. Externally are landscaped gardens to the front and rear. UPVC double glazing & gas central heating. The property is within easy access to all amenities, good road links to the A500/A34/A50/M6 network. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LN. From Stone Bank Road turn right in to Chatterley Drive, the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a composite door with glazed panels. Staircase to the first floor, laminate flooring, radiator. Door to:

LOUNGE/DINER

22' 3" x 13' 2" MAX" (6.78m x 4.01m) red to 10'1" Window to the front elevation. Feature fireplace, coving to the ceiling, radiator. Patio doors lead to the rear garden. Laminate flooring to the dining area.

KITCHEN

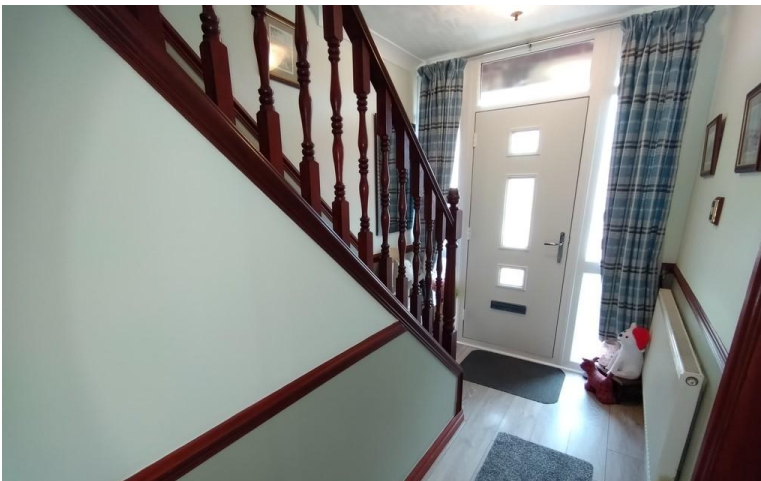
11' 2" x 9' 4" (3.4m x 2.84m) Window to the rear elevation. Updated kitchen comprising: a range of wall and base units, one and a half bowl single drainer sink unit, worksurface. Built in oven and hob with extractor over. Integrated fridge freezer, dishwasher and microwave. Radiator. Door to:

ATTACHED GARAGE

16' 10" x 7'10" (5.13m x 2.44m) Electric roller shutter door, electric light.

CLOAKROOM

Low level W.C, wash hand basin. UPVC screen walls and ceiling, downlighting. Extractor fan.



UTILITY ROOM

11 x 7' red to 5'4" Window to the rear elevation. Base and wall units, wall mounted Baxi Duo Tec gas central heating boiler. Radiator, UPVC glazed door to the garden.

FIRST FLOOR LANDING

Access to the loft. Window to the side. Doors to:

BEDROOM ONE

11' 7" x 10' 11" (3.53m x 3.33m) Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM TWO

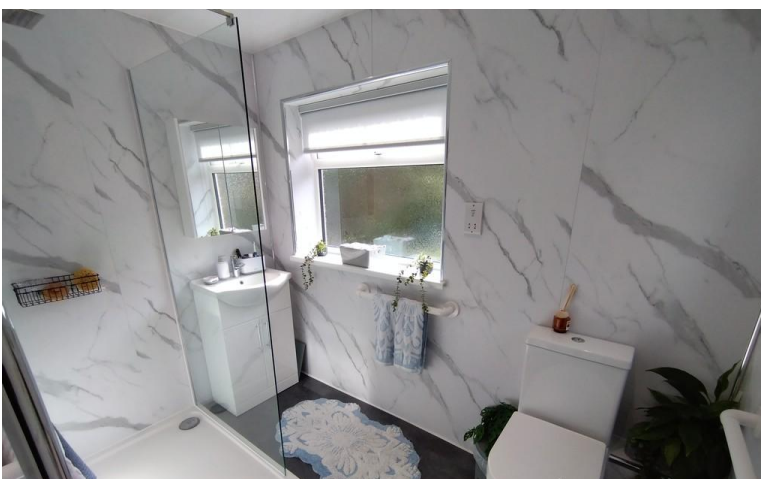
11' x 10' 4" (3.35m x 3.15m) Window to the front elevation. Fitted wardrobes, radiator.

BEDROOM THREE

8' 9" x 7' 4" (2.67m x 2.24m) Window to the front elevation, radiator.

SHOWER ROOM

8' 7" x 5' 2" (2.62m x 1.57m) Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Shower screen walls, UPVC ceiling, recessed spotlights.





EXTERNALLY

FRONT GARDEN

A landscaped front garden area with tiered shrub borders, low maintenance, a driveway provides parking.

REAR GARDEN

A landscaped rear garden area with a paved patio, a further patio behind the utility room, tiered borders and a higher level patio area. Outside garden 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

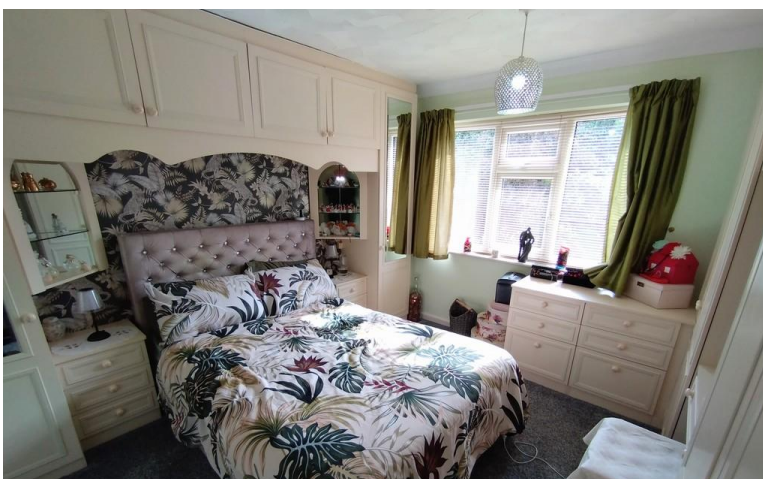
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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 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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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 Floor Plan Creator

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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