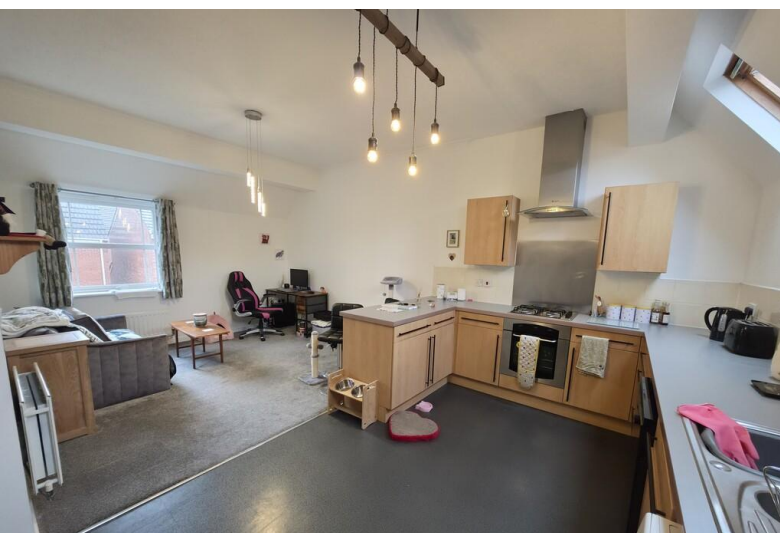


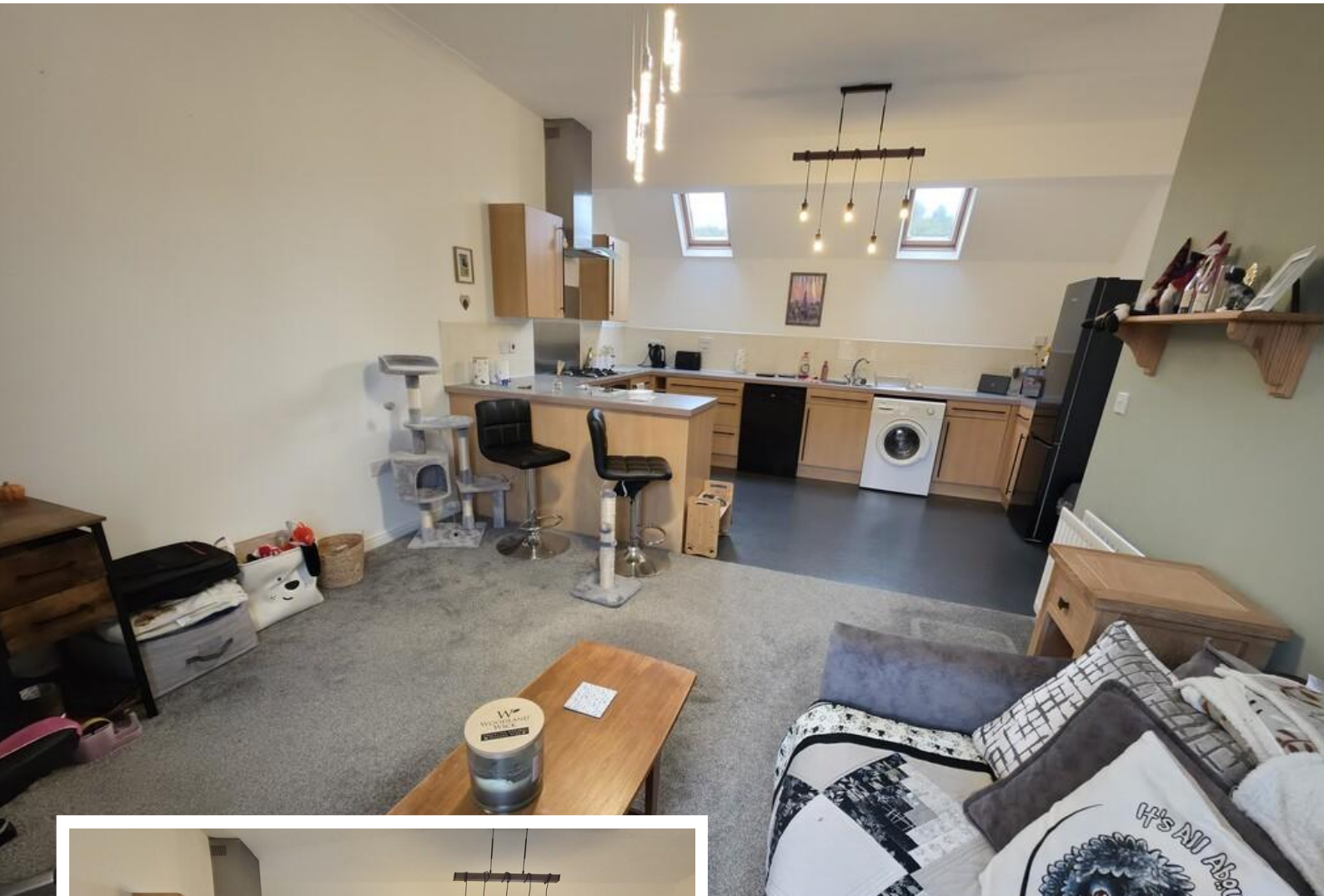


Redrock Crescent
Kidsgrove, ST7 4GP

- DETACHED COACH HOUSE
- IDEAL FIRST TIME BUY
- WELL REGARDED LOCATION
- OPEN PLAN LAYOUT, LOUNGE/KITCHEN
- DOUBLE BEDROOM, BATHROOM
- INTEGRAL GARAGE
- UPVC D/G & GAS C/HEATING
- CONVENIENT LOCATION

£125,000





Property Description

INTRO

Shaw's & Co are delighted to offer an ideal First time buy a Coach House Style detached property, offering spacious accommodation comprising hallway, an open plan lounge, kitchen/dining room, a master double bedroom, a shower room. Externally an integral garage and storage under the external stair case. UPVC double glazing & gas central heating. The property offers modern open plan living with a well regarded Birchenwood location, tucked away yet with all amenities close by. Leasehold with approx 980 years to run. No service charges. Viewing essential. (draft details subject to approval) With more details/dimensions to follow.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4GP turn in to Redrock Crescent, turn right under the archway and the property can be found on the right hand side as identified by the for sale arrow.

ENTRANCE HALL



Access via an external access door with a glazed panel.
Store cupboard off with a combi boiler. Access to the loft.

OPEN PLAN LOUNGE/KITCHEN/DINING

20' 5" x 14' 8" (6.22m x 4.47m)

A defined fitted kitchen area with base and wall units, worksurfaces, inset sink, built in oven and hob, spaces for a dishwasher and washing machine. Velux window. A window to the front in the lounge area.

MASTER BEDROOM

12' 11" x 10' 5" (3.94m x 3.18m)

Window to the front, radiator.



BATHROOM

With a panelled bath with over bath shower attachment, low level W.C wash hand basin. Radiator, velux window.

INTEGRAL GARAGE

20' 6" x 8' 3" (6.25m x 2.51m)

With a front up and over door, water tap, electric light and power, approx 8'4 height

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:



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 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