

Shaw's
& Company Estate Agents Ltd

Everest Road

Kidsgrove, ST7 4ED

- SEMI DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED & IMPROVED
- STUNNING PRESENTATION
- UPDATED FITTED KITCHEN
- SPACIOUS LOUNGE WITH FRENCH DOORS
- TWO DOUBLE BEDROOMS, UPDATED SHOWER ROOM
- LANDSCAPED GARDENS, PARKING
- WELL REGARDED LOCATION

£210,000











Property Description

INTRO

Shaw's & Co are delighted to offer a beautifully presented, updated and improved semi detached bungalow within a pleasant location, all of which must be viewed to be fully appreciated comprising, an updated fitted kitchen, a spacious lounge with french doors to the rear garden, inner hall, a master bedroom, a second bedroom. An updated white shower room with a white suite. Externally a frontage has plenty of parking spaces. A landscaped rear garden area which attracts the afternoon sun, all low maintainence. A modern summerhouse is located in the rear garden area, with heating, lighting etc providing a useful garden room for hobbies, interests etc. UPVC double glazing & gas central heating. The property is within easy access to all amenities, road and rail links. Viewing essential. (without delay)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4ED. Follow Newchapel Road and Rookery Road, on entering Everest Road the property can be found on the right hand side, as



identified by our for sale board.

KITCHEN
9' 4" x 6' 11" (2.84m x 2.11m)
Entered through a composite door. Window to the rear elevation. A range of wall and base units, sink units, worksurface. Integrated appliances of an oven, microwave and induction hob with extractor over, fridge and freezer.

LOUNGE/DINER
18' 9" x 10' 10" (5.72m x 3.3m)
French doors to the rear garden. Coving to the ceiling, double radiator.



INNER HALL
Doors to:

UTILITY ROOM
6' 3" x 4' 4" (1.91m x 1.32m)
Window to the side elevation. Base and wall cupboards, space for appliances, radiator.

BEDROOM ONE
10' 7" x 10' 7" (3.23m x 3.23m)
Window to the front elevation. fitted wardrobes????? radiator.



BEDROOM TWO
10' 2" x 9' 4" (3.1m x 2.84m)
Window to the front elevation, radiator.

SHOWER ROOM
Window to the side elevation. Updated suite comprising: double enclosed shower cubicle, low level W.C, wash hand basin with vanity cabinet. UPVC ceiling finish, chrome towel rail.

EXTERNALLY

FRONTAGE
A tarmac drive provides off road parking. Timber gate lead to:



SIDE GARDEN
Gravel finsh.

REAR
A landscaped garden attracting the afternoon sun.

SUMMER HOUSE
11' 3" x 7' 5" (3.43m x 2.26m)
A modern construction with fitted cupboards and worksurface. UPVC french doors to the garden.









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 B

EPC RATING (PDF available online)
Current: Potential:







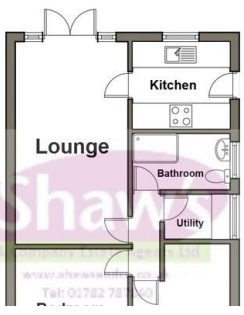




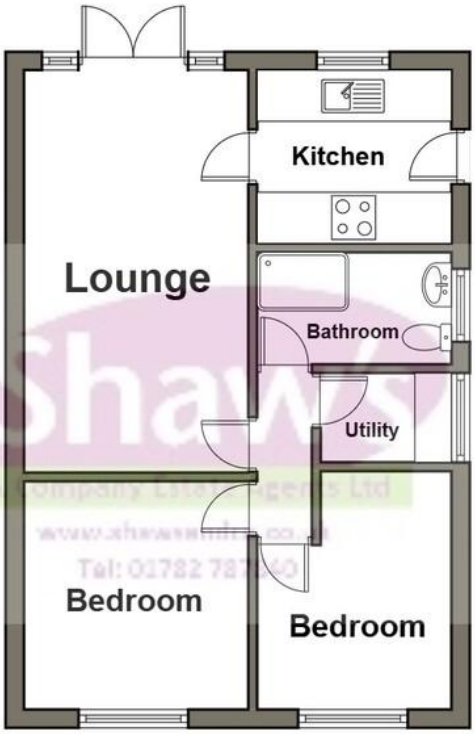




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an

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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