Shaw's
& Company Estate Agents Ltd

Woodhall Road

Kidsgrove, ST7 4QY

- A DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- GOOD SIZED PLOT, NO CHAIN
- LARGE REAR GARDEN
- GARAGE & DRIVEWAY
- HALL, CLOAKS/W.C, LOUNGE
- KITCHEN/DINING ROOM
- THREE BEDROOMS, FAMILY BATHROOM

£280,000

Property Description

INTRO

Shaw's & Co are delighted to offer For Sale with NO CHAIN - A beautifully presented detached residence within a good sized plot all of which must be viewed to be fully appreciated! Comprising, entrance hall, cloaks/w.c, a good sized lounge, a kitchen/dining room, three bedrooms, a first floor bathroom. Externally a front garden, a driveway provides plenty of parking spaces, a detached brick garage. A well appointed landscaped good sized rear garden, south facing so attracting the sunny days, all low maintenance garden area. UPVC double glazing & gas central heating. UPVC facia board and soffits installed at the property.

Please follow Sat Nav with postcode ST7 4QY. On entering the road the property can e found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor.

CLOAKROOM
Low level W.C, wash hand basin. Vaillant gas central heating boiler, access to a small loft loft space.

LOUNGE
14' 8" x 15' 2" (4.47m x 4.62m)
Two windows to the front elevation. Laminate flooring, wall lights, double radiator.

KITCHEN/DINER
18' 5" x 8' 6" (5.61m x 2.59m)
Window to the side elevation. A range of wall and base units, single drainer sink units, worksurface. Built in oven and hob with extractor over. Breakfast bar area, radiator. Patio doors lead to the garden.

FIRST FLOOR LANDING
Window to the side elevation. Doors to:

BEDROOM ONE
12' 3" x 8' 7" (3.73m x 2.62m)
Window to the front elevation. Purpose built wardrobe storage area, radiator.

BEDROOM TWO
8' 10" x 8' 1" (2.69m x 2.46m)
Window to the rear elevation. Laminate flooring, access to the loft, radiator.

BEDROOM THREE
9' x 6' (2.74m x 1.83m)
Window to the front elevation, radiator.

BATHROOM
Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Tiled floor, radiator.

EXTERNALLY

FRONTAGE
A driveway provides off road parking. Garden area with shrub borders. Cold water tap, iron gates.

REAR
Attracting the afternoon sun is a good sized landscaped garden, low maintenance with a generous patio area. Covered canopy to the rear of the property. Beyond the patio is an area laid with astro turf, an ornamental fish pond, and a summer house area attracting afternoon and evening sun within the pleasant garden area.

GARAGE
14' 10" x 11' 2" (4.52m x 3.4m)
Up and over front door. Two windows and access door to the side elevation. Electric light and power.

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:

TUNTURI

TUNTURI

24
24

24 Woodhall Road

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.
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