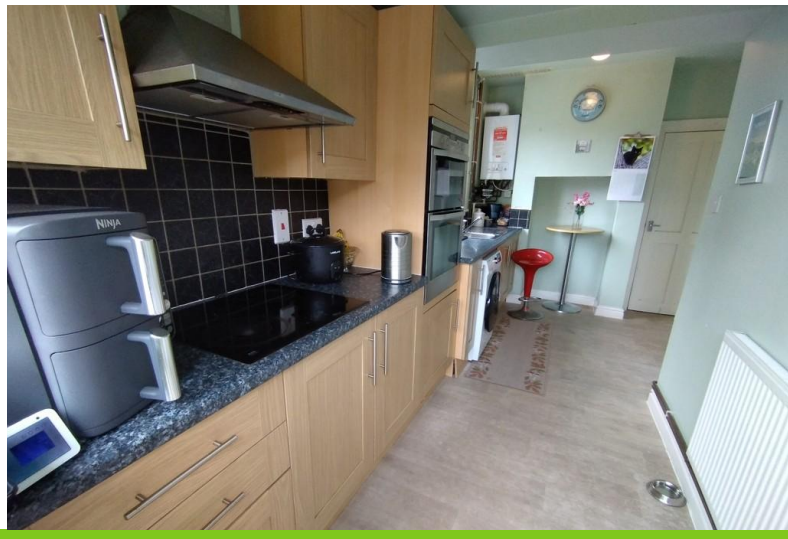
Shaw's
& Company Estate Agents Ltd

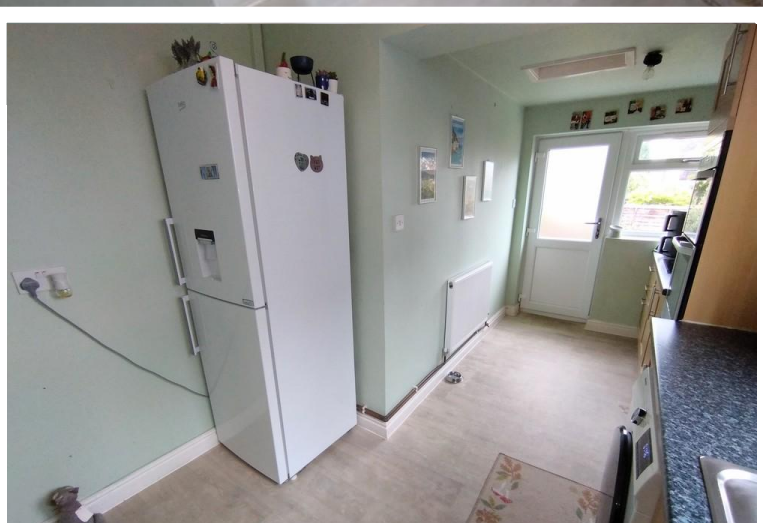
The Grove

Burslem, ST6 1BL

- A SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- GOOD SIZED PLOT
- LANDSCAPED GARDENS
- HALL, DINING ROOM, LOUNGE, KITCHEN
- TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM
- EXTENSIVE DRIVEWAY & PARKING
- EASY ACCESS TO THE A500/A34/M6

£165,000





Property Description

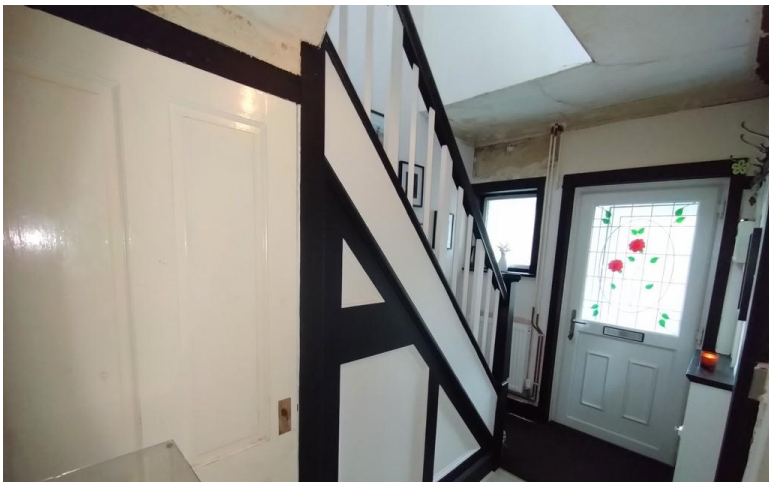
INTRO

Located within this popular suburban convenient location a good sized mature semi detached house within a good sized plot comprising, porch, hallway, a bay window dining room, a 15' kitchen, two double bedrooms, a family bathroom. Externally are landscaped gardens to the front and rear, an extensive driveway provides parking spaces. UPVC double glazing & gas central heating. Access is easy to all amenities, excellent road links to the A53/A500/M6. This property offers an excellent opportunity for buyers looking to put their own stamp on a home. While some updating works are required, this has been reflected in the price. With great potential and plenty of scope to add value, this property is essential viewing!

DIRECTIONS

Please follow Sat Nav with postcode ST6 1BL. Turn in to the Cul De Sac and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH



UPVC door and windows.

LOUNGE
14' x 11' 11" (4.27m x 3.63m)
Bay window to the front elevation. Chimney breast with an open fire, radiator.

DINING ROOM
11' 11" x 10' 7" (3.63m x 3.23m)
Patio doors to the rear elevation, radiator.

KITCHEN
15' 11" x 10' 7" (4.85m x 3.23m)
Window to the side elevation. A range of wall and base units, single drainer sink units, worksurface. Built in double oven and hob with extractor over. Wall mounted Main combi gas central heating boiler.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE
12' 1" x 11' 6" (3.68m x 3.51m)
Window to the front elevation, radiator.

BEDROOM TWO
11' 7" x 9' 4 plus wardrobes" (3.53m x 2.84m)
Window to the rear elevation, built in wardrobes, radiator.

BATHROOM
8' 10" x 7' 6" (2.69m x 2.29m)
Window to the side elevation. Suite comprising: Panelled bath, enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, radiator.

EXTERNALLY

FRONTAGE
Garden laid to lawn with shrub borders. A driveway provides off road parking.

GARAGE
A detached brick construction.

REAR
Attracting the afternoon and evening sun. A generous size garden laid to lawn with a patio area.

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

Stoke On Trent City Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

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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