



**Pennyfields Road**  
**Newchapel, ST7 4PS**

- STUNNING SEMI DET HOUSE
- MODERN OPEN KITCHEN/DINER
- CONSERVATORY
- UTILITY, GROUND FLOOR SHOWER
- BAY WINDOW LOUNGE
- FURTHER GARDEN & DOUBLE GARAGE
- THREE BEDROOMS & MODERN BATHROOM
- UPVC D/GLAZING & GAS C/H

**£245,000**





## Property Description

### INTRO

A beautifully presented spacious semi detached house offered for sale with an appealing modern updated layout which must be viewed to be fully appreciated, comprising, entrance hallway, a stunning open plan kitchen/dining room with integrated appliances & opening in to the conservatory, a bay window lounge to the front, utility room, a ground floor shower room, three bedrooms to the first floor, a far reaching view to the front. Externally are front & rear gardens. A double garage and separate further garden area which has expired planning consent for a dwelling, so much potential there subject to planning consent etc. UPVC double glazing & gas central heating. The property is located within a semi rural location yet with many amenities close by with good road, rail links, cycle ways to larger towns. Both Birchenwood Country Park, Bathpool Park are within easy access for leisure, recreation etc. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS



Please follow Sat Nav with postcode ST7 4PS Proceed from Kidsgrove along Mount Road, take the fourth exit on the roundabout in to Pennyfields Road. The property can be found on the right hand side, as identified by our for sale sign.

#### ENTRANCE HALL

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

#### KITCHEN/DINER

11' 7" x 11' 2" (3.53m x 3.4m)

An extensive range of updated base and wall cupboards, inset double Belfast sink, quartz worksurfaces, space for dining. Integrated appliances double oven, microwave, gas hob with extractor over, fridge freezer, dishwasher. Tiled floor. Opening to:



#### CONSERVATORY

12' 9" x 8' 7" (3.89m x 2.62m)

Dwarf wall construction, UPVC double glazing.

#### UTILITY ROOM

8' 7" x 6' 4" (2.62m x 1.93m)

Window to the side elevation. A range of updated wall and base units. Space for appliances.



#### SHOWER ROOM

Window to the rear and side elevation. UPVC external access door. A suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Tiled floor.

#### FIRST FLOOR LANDING

The loft has good storage space, with a velux window. Doors to:

#### BEDROOM ONE

11' 11" x 11' 3" (3.63m x 3.43m)

Window to the rear elevation, radiator.

#### BEDROOM TWO

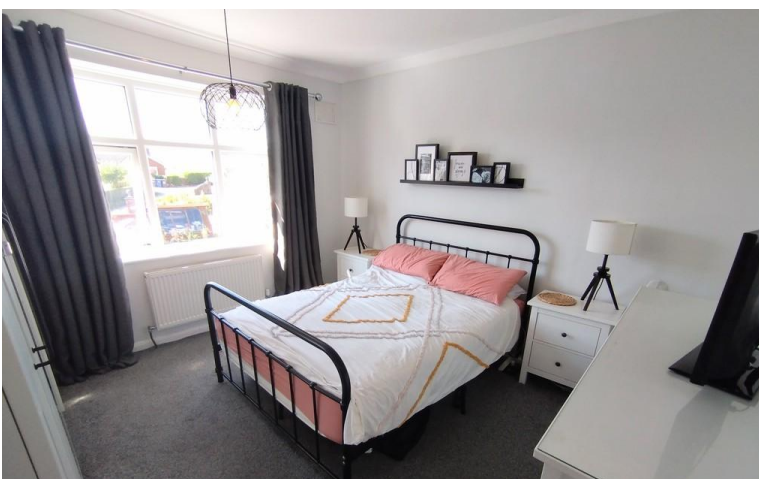
11' 4" x 10' 5" (3.45m x 3.18m)

Window to the front elevation with far reaching views, radiator.

#### BEDROOM THREE

8' 6" x 6' 6" (2.59m x 1.98m)

Window to the front elevation, radiator.



#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator.



#### EXTERNALLY

#### FRONTAGE

A landscaped garden.

#### REAR

A landscaped garden laid to lawn.

#### FURTHER PARCEL OF LAND

Currently used as a garden. Further potential to create another dwelling. We understand that planning consent lapsed in 2006, REFERENCE NUMBER 06/00226/out. Newcastle Borough Council.

#### DOUBLE GARAGE

23' 8" x 20' 0" (7.21m x 6.1m)

Up and over front doors.

#### 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](mailto: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.

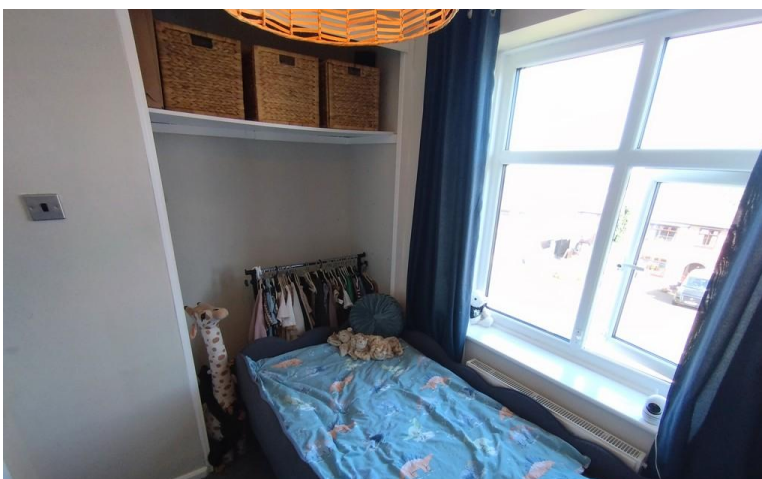
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

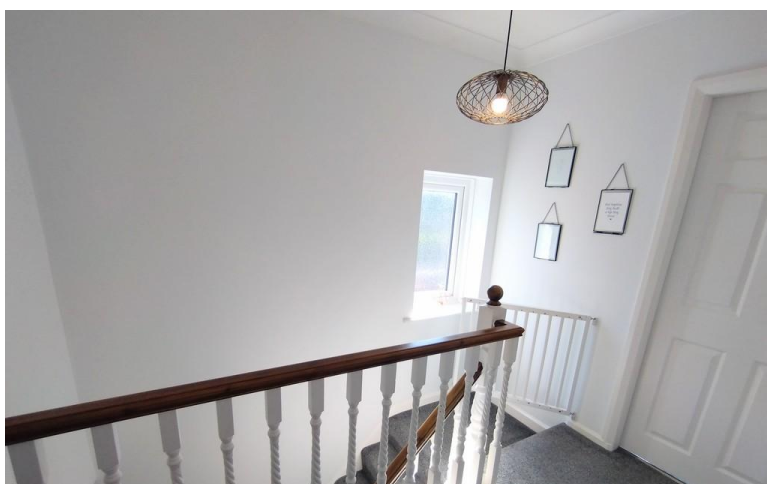
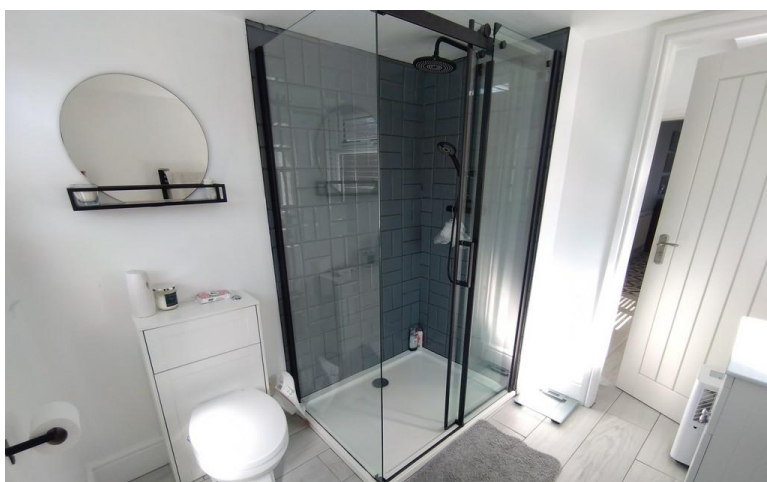




LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)  
Current: Potential:







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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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