

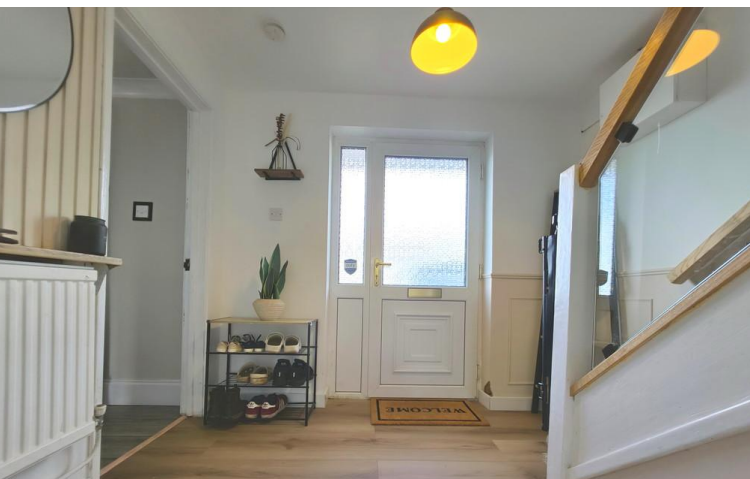


**Warwick Close**  
**Kidsgrove, ST7 1HH**

- A SEMI DETACHED HOUSE
- STUNNING & GREAT SIZE REAR GARDEN
- THREE BEDROOMS
- DRIVEWAY FOR 3 VEHICLES
- EQUITABLE PRESENTATION
- LOUNGE/ DINING ROOM
- MODERNISED KITCHEN & BATHROOM
- SOLAR PANELS, WORCESTER GAS COMBI

**£175,000**





## Property Description

### INTRO

Have that WOW factor, from the moment you step inside! Thoroughly modernised, this **THREE BEDROOM** semi detached family home isn't an opportunity you are going to want to miss! Boasting a sublime presentation throughout, this property comprises a spacious entrance good sized lounge/ dining room, newly modernised stylish kitchen and to the first floor are the three bedrooms with nice outlooks, and the recently modernised bathroom. A tarmac driveway to the front allows parking for three vehicles, and to the rear is a beautiful and spacious rear garden, having enclosed paved seating area, leading to a great sized laid to lawn garden, with further Indian stoned paving section at the top, which has to be seen to be truly appreciated! UPVC double glazing and gas central heating from a Worcester combi boiler. Solar panels. Ideal location to nearby amenities of Kidsgrove, yet being in a tucked away cul-de-sac. A unique plot compared to the others on the street!



#### DIRECTIONS

Please follow Sat Nav/ Google maps with postcode ST7 1HH. Upon entering Warwick Close, the property can be found on the right hand side as identified by our For Sale Sign.

#### ACCOMMODATION

##### ENTRANCE HALL

8' 8" x 7' 2" (2.64m x 2.18m)

UPVC front entrance door. Staircase to the first floor with glass balustrade. Stylish wood part panelling. Laminate flooring. Radiator. Cupboard concealing electric consumer unit. Doors to both the kitchen and lounge.



##### LOUNGE/ DINING ROOM

20' 8" x 10' 9" (6.3m x 3.28m)

A spacious living room having defined space for a dining table. 'Wood' style tiled flooring. Multi fuel log burner with feature beautifully tiled surround. Radiator. Coving to the ceiling. Window to the front with UPVC sliding doors to the rear garden.

##### KITCHEN

13' 3" x 8' 7" (4.04m x 2.62m)

A newly modernised fitted kitchen. A nice range of base and wall mounted cupboard units with worksurfaces. Electric oven/ grill with induction hob and extractor hood over. Stainless steel single drainer sink unit with mixer tap. Splash back tiling. Anthracite radiator. Space for a tall fridge freezer. Space and plumbing for both a washing machine and dryer. Laminate flooring. Useful understairs storage area. UPVC rear access door.



##### FIRST FLOOR LANDING

Glass balustrade. Stylish wood part panelling. Access to the loft via hatch, with the loft being part boarded and insulated.

##### BEDROOM ONE

11' 9" x 10' 5" (3.58m x 3.18m)

Window to the front with far reaching view, radiator. Coving to the ceiling. Laminate flooring.

##### BEDROOM TWO

11' 9" x 8' 8" (3.58m x 2.64m)

Window to the rear overlooking the garden, radiator. Coving to the ceiling.

##### BEDROOM THREE

9' 1" x 8' 6" (2.77m x 2.59m)

Window to the front, radiator. Overstairs useful storage cupboard, also housing Worcester gas combi boiler.





#### BATHROOM

7' 9" x 5' 2" (2.36m x 1.57m)

A beautifully modernised bathroom suite, with panelled bath and overbath mains shower with gold fittings. Gold radiator. Fully tiled walls and flooring. Low level W.C and wash hand basin within vanity unit. Mirror. Frosted window to the rear.

#### EXTERNALLY

##### FRONT/ DRIVEWAY

A tarmac driveway offers parking for three vehicles. Gated access leads to the side of the house.



##### REAR GARDEN

A special and excellent size rear garden ideal for families. Initial a paved patio seating area, leads with gated access to the laid to lawn garden. A cobbled pathway leads up the garden to a further area, being of Indian Stone. Sleeper borders with shrubs and hedgerows. Enclosed with fencing. Enclosed pond.

##### SOLAR PANELS

Solar panels are situated to the rear of the roof, being leased on the Shade Greener scheme.

##### 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 and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

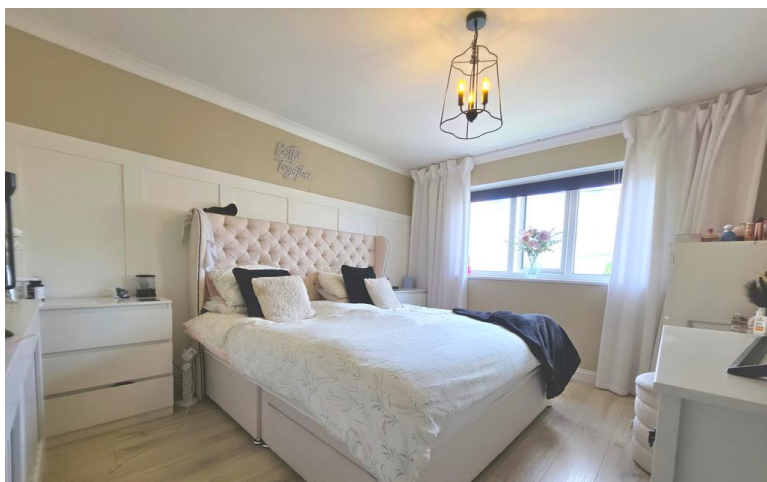
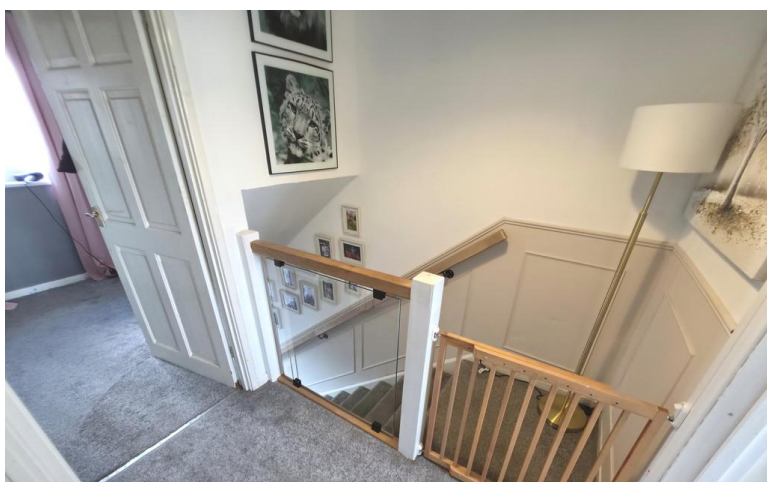
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:









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

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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 and 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