

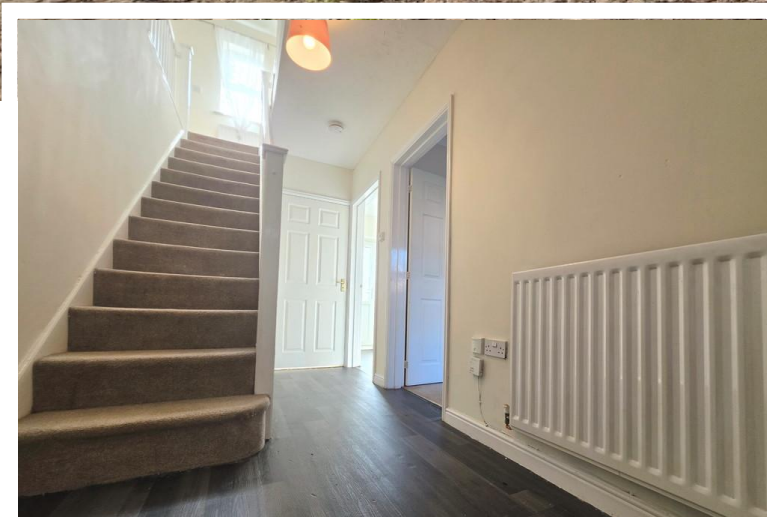
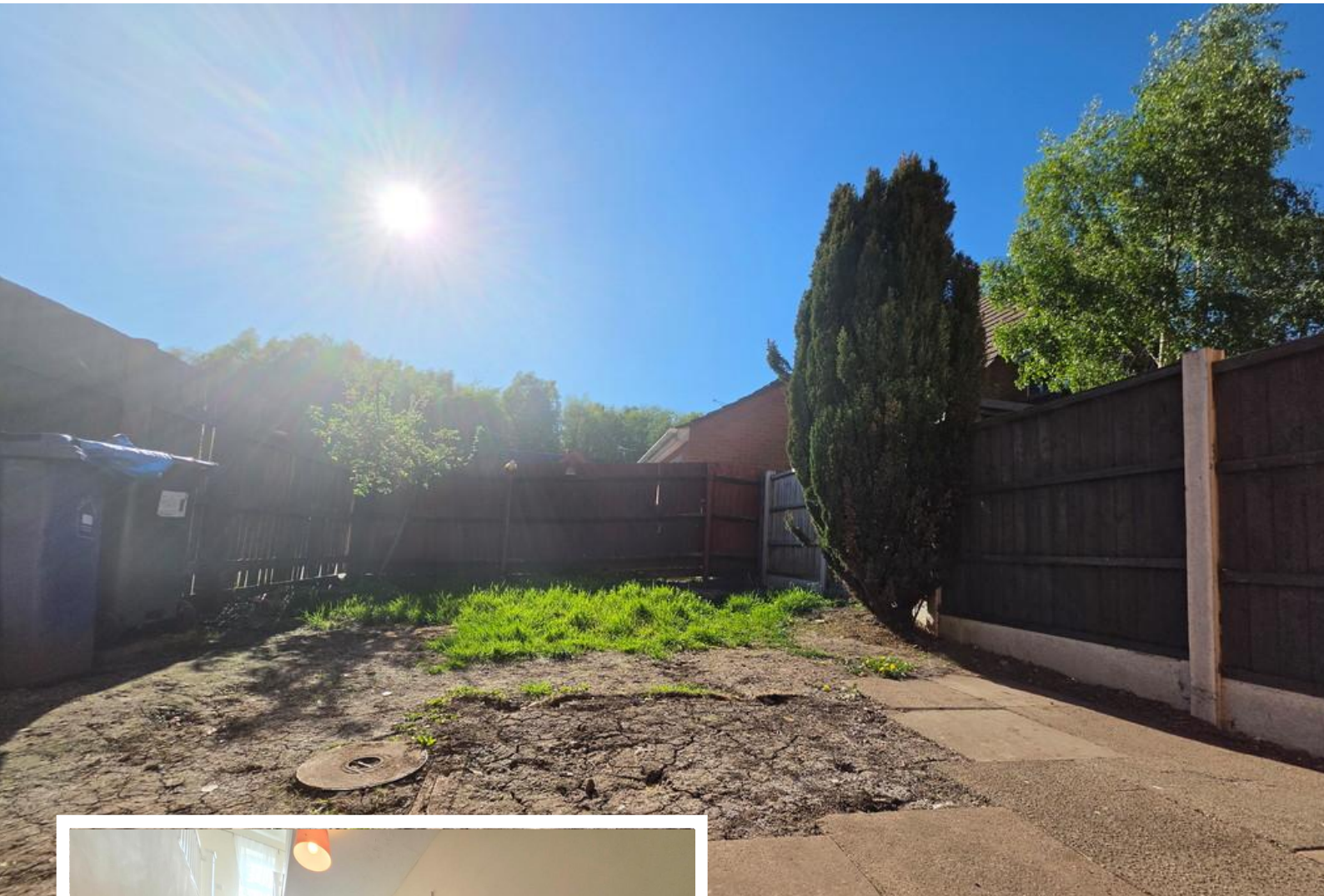


**Birch Valley Road**  
**Kidsgrove, ST7 4GN**

- A MODERN TOWN HOUSE
- THREE BEDROOMS
- NO CHAIN
- LOUNGE/ DINING ROOM, KITCHEN
- HUGELY POPULAR ESTATE
- BIRCHENWOOD COUNTRY PARK ON YOUR DOORSTEP
- GARAGE & PARKING
- REAR GARDEN

**£159,995**





## Property Description

### INTRO

Drive through the Birch Valley to your aspiring dream home in a dream location! WITH NO CHAIN - A well presented modern town house with THREE BEDROOMS and good sized rooms throughout, set within the highly popular Birchenwood Country Park! Comprising entrance hall, cloaks/w.c, ground floor bedroom three, breakfast kitchen, and to the first floor is the spacious lounge/ dining room, with the further two bedrooms and family bathroom. A laid to lawn rear garden will soon make a lovely area, leading to the garage and driveway with parking for two vehicles. UPVC double glazing & gas central heating. The property is located on the doorstep to Birchenwood Country Park with plenty of open space and walks nearby, and whilst being ready to move into, it still has further potential to make your own mark on it. Good road links to the A500 & A34 and with Kidsgrove Town centre being nearby, having all the local amenities you'd need. Viewing is essential without delay!

### DIRECTIONS



Please follow Sat Nav/ Google Maps with postcode ST7 4GN. Upon entering Birch Valley Road, the property can be found on the right hand side.

#### ACCOMMODATION

##### ENTRANCE HALL

13' 4" x 6' 1" (4.06m x 1.85m)

UPVC front entrance door. Staircase to the first floor, with useful understairs storage cupboard. Vinyl flooring.

Radiator. Electric consumer unit.

##### BEDROOM THREE

10' 6" x 9' 8" (3.2m x 2.95m)

Window to the front, radiator. If required, this room could also be used for a living room, but there is a bigger lounge/ dining room to the first floor.

##### KITCHEN

10' 4" x 8' 5" (3.15m x 2.57m)

A fitted kitchen with base and wall mounted cupboards, worksurfaces and a single drainer sink unit. Window to the rear, and UPVC rear access door. Cupboard concealing Baxi condenser boiler. Vinyl flooring. Radiator. Electric oven/ grill with hob over. Splash back tiling. Space and plumbing for a washing machine. And space for a tall standing fridge freezer. Vinyl tiled flooring.



##### CLOAKS/ W.C

6' 1" x 4' 9" (1.85m x 1.45m)

A low level W.C with wash hand basin. Radiator. Small frosted window to the rear.

##### FIRST FLOOR LANDING

Window to the rear. Radiator.

##### LOUNGE/ DINING ROOM

18' 8" x 10' 6" (5.69m x 3.2m)

A spacious living room with two windows to the front and rear. Two radiators.



##### BEDROOM ONE

14' x 10' 4" (4.27m x 3.15m)

Window to the front, radiator.

##### BEDROOM TWO

10' 6" x 8' 1" (3.2m x 2.46m)

Window to the rear, radiator.

##### BATHROOM

Comprising a panelled bath with shower attachment. Low level W.C. Wash hand basin. Frosted window to the front. Useful overstairs store cupboard, also housing hot water



immersion cylinder tank. Vinyl flooring. Radiator. Extractor fan.

#### EXTERNALLY

##### DRIVE/ GARAGE

20' 6" x 8' 3" (6.25m x 2.51m)

Located to the rear of the property, a semi detached garage with parking spaces for two vehicles to the front. Up and over door.

##### REAR GARDEN

A laid to lawn rear garden, enclosed with fencing. Gated access to side/ rear leading to the garage. Paved 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

Newcastle Borough Council.



COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 71C Potential: 86B







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Kidsgrove  
Stoke-On-Trent  
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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 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