



Spey Drive

Kidsgrove, ST7 4AJ

- A SEMI DETACHED HOUSE
- WITH NO CHAIN
- WELL REGARDED LOCATION
- PUT THAT SPRING IN YOUR STEP
- TO SPEY DRIVE TODAY!
- HALL, LOUNGE, KITCHEN/DININGROOM
- TWO BEDROOMS, WELL APPOINTED BATHROOM
- LANDSCAPED GARDENS & A GARAGE

£169,995





Property Description

INTRO

With Spring just round the corner! we are delighted to offer For Sale location a well presented two bedroom semi detached house, no chain. Located within the well regarded Spey Drive , comprising, hall, lounge, kitchen/dining room & storage under the stairs, a master bedroom with wardrobe area, bedroom two, a smart bathroom with a fitted suite & shower & cabinets etc. Externally attractive landscaped gardens to the front and rear, a long driveway provides parking spaces, a detached garage. UPVC double glazing & gas central heating. A popular convenient location with access to all amenities. An ideal first time buy, put that spring in your step! Viewing essential! (draft details subject to approva

ENTRANCE HALL

UPVC entrance door, double radiator. Stair case to the first floor. Door to;

LOUNGE

14' 3" x 10' 7" (4.34m x 3.23m)



With a bow window to the front, radiator, fireplace and gas fire. Door to;

KITCHEN/DINING ROOM

14' x 6' 10" (4.27m x 2.08m)

Comprising fitted base and wall units, single drainer sink, space for cooker and washing machine, two windows to the rear, UPVC rear access door with glazed panels. Walk in understairs store area.

FIRST FLOOR LANDING

Window to the side, wall light, access to the loft which we gather is boarded for storage.



BEDROOM ONE

10' 9" x 10' 8" (3.28m x 3.25m)

Window to the front, over stairs store area, walk in wardrobe area. Radiator.

BEDROOM TWO

9' 11" x 7' 4" (3.02m x 2.24m)

Window to the rear, radiator.

BATHROOM

A well appointed bathroom suite with a panelled bath, electric over bath shower, wash hand basin and cabinets etc. Low level W.C. Window to the rear. Splash back tiling.



EXTERNALLY

A laid to lawn garden, the driveway provides parking and leads along side the house.

REAR GARDEN

A landscaped rear garden area, laid to lawn etc, water tap, a paved patio.

GARAGE

16' 1" x 8' 7" (4.9m x 2.62m)

A concrete sectional garage with an up and over front door, side access door. Electric light and power.



NOTES

Shutters/blinds are included in the sale.

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 B

EPC RATING (PDF available online)

Current: Potential:







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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