



## Keats Gardens

Kidsgrove, ST7 4JE

- EXTENDED DETACHED RESIDENCE
  - WITHIN A LARGE SIZED PLOT
  - HALL, LOUNGE, DINING ROOM
  - EXTENDED KITCHEN/BREAKFAST ROOM
  - OFFICE/ GROUND FLOOR BEDROOM
  - THREE FIRST FLOOR BEDROOMS
  - LANDSCAPED GARDENS
  - UPVC D/G & GAS C/HEATING
- £300,000**





## Property Description

### INTRO

An extended detached property located on a large plot, all of which must be seen to be fully appreciated! Situated in a highly sought after estate, and available with NO CHAIN: This spacious property comprises an entrance hall, spacious lounge, dining room, an extended kitchen/dining room, ground floor bedroom four/ office, and a ground floor bathroom. On the first floor are the three bedrooms. Externally a frontage for parking of vehicles, a large detached garage. A good sized large rear landscaped garden providing lots of outside space ideal for families, hobbies interests etc. UPVC double glazing & gas central heating. Lots of amenities close by with great road and rail links, and benefits from being in walking distance from Bathpool Park. Viewing essential without further delay!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4JE. From Boathorse Road, turn into Tennyson Avenue, and left into Keats Gardens where the property can be found on the right hand side.



#### ENTRANCE HALL

Entered through a UPVC door. Stairs to the first floor with a window to the side on the half landing. Understairs store, further store cupboard housing the Baxi Platinum gas central heating boiler (Fitted April 2025). Radiator.



#### LOUNGE

19' 4" x 11' 10" (5.89m x 3.61m)

Bow window to the front elevation. Feature fireplace, radiator. Arch to:

#### DINING ROOM

11' 2" x 9' 1" (3.4m x 2.77m)

Window to the front elevation, radiator. Potential to create a ground floor bedroom.

#### KITCHEN

11' 3" x 9' 3" (3.43m x 2.82m)

A range of wall and base units, inset sink, worksurfaces and single drainer sink unit. Integrated fridge freezer, and integrated dishwasher. Radiator. Opening to:



#### BREAKFAST ROOM

11' 2" x 9' (3.4m x 2.74m)

Windows to the rear elevation, door to the garden.

#### BEDROOM FOUR/ OFFICE

8' 7" x 8' 3" (2.62m x 2.51m)

Window to the side and rear elevation, radiator.



#### BATHROOM

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

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

12' x 11' 8" (3.66m x 3.56m)

Window to the front elevation. Fitted wardrobes. Store cupboards to the eaves, radiator.

#### BEDROOM TWO

10' 10" x 9' 10" (3.3m x 3m)

Window to the rear elevation. Fitted wardrobes. Store cupboards to the eaves, radiator.

#### BEDROOM THREE

12' 2" x 7' (3.71m x 2.13m)

Window to the side elevation. Fitted wardrobes, radiator. This room has been extended to be a larger third bedroom.



#### EXTERNALLY

#### FRONTAGE

Shrub borders with a block paved drive, which extends alongside the property.

#### REAR

A larger than average large rear garden area with a landscaped garden laid to lawn, suitable for hobbies interests or ideal for the gardener.

#### GARAGE

An extended garage with an up and over front door, pitched tiled roof.



#### 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 C

EPC RATING (PDF available online)

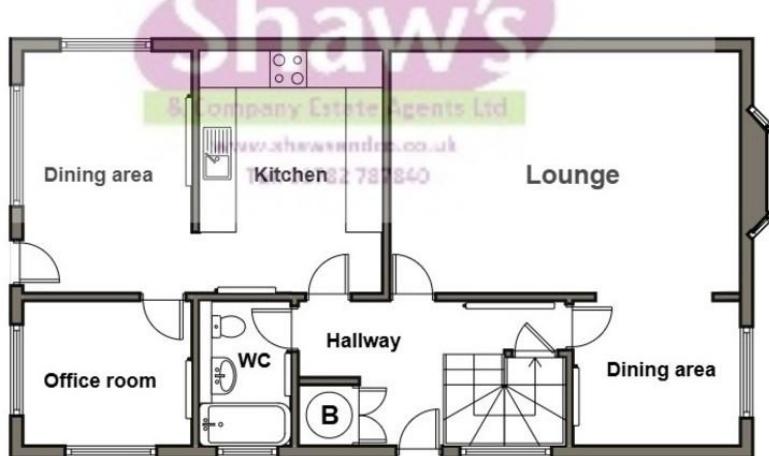
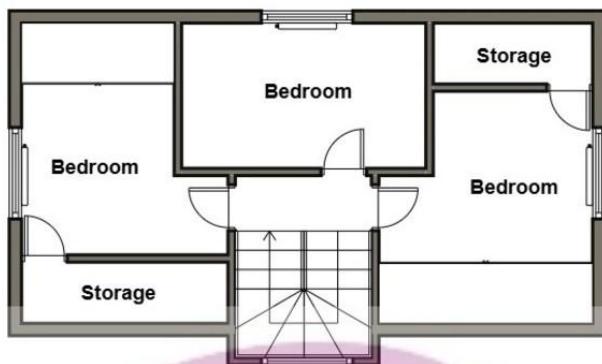
Current: 66D Potential: 73C







## 20 Keats Gardens, ST7 4JE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Floor Plan Creator