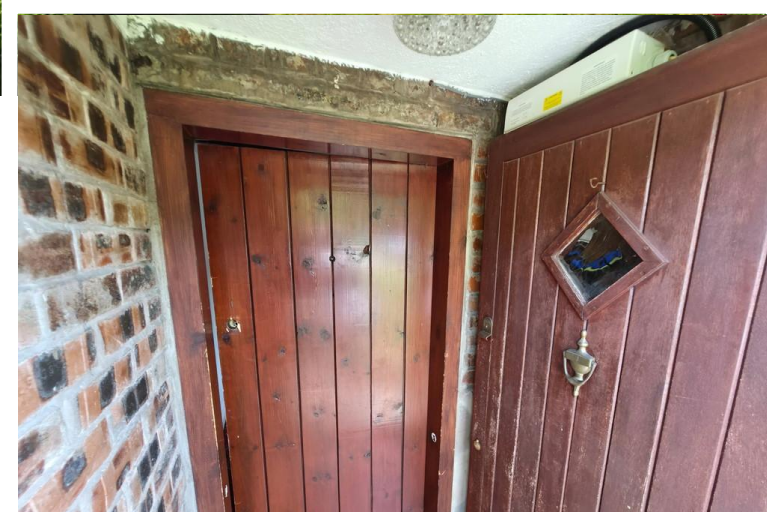




**Liverpool Road**  
**Kidsgrove, ST7 4EH**

- AN END TERRACED COTTAGE HOUSE
  - NO CHAIN, FURTHER POTENTIAL
  - TWO BEDROOMS
  - TWO RECEPTION ROOMS
  - KITCHEN, HALL/ UTILITY & GROUND FLOOR BATHROOM
  - DRIVEWAY FOR PARKING
  - PRIVATE REAR GARDEN
  - HIGHLY AMENABLE LOCATION
- £135,000**





## Property Description

### INTRO

New on the market, set in Kidsgrove Town Centre and BURSTING with character - This delightful TWO BEDROOM, TWO RECEPTION ROOM cottage style end terraced property built in 1835 is now available and with NO CHAIN! Comprising front entrance hall, lounge, dining room, kitchen, hall, utility and ground floor bathroom, and the two bedrooms to the first floor. Having cavity wall and loft insulation. All electric radiators. Some UPVC and some timber double glazing. A driveway to the front provides off-road parking, with a gorgeous front garden area, and the property boasts a low maintenance private rear garden. Ideal to local amenities on your doorstep of Kidsgrove, with the train station and bus routes, and with good road links to Stoke-on-Trent, Newcastle and Cheshire. A clean and tidy property, ready to move in to, but also with potential to make your own - Don't hesitate to contact us to get your viewing booked in!



## DIRECTIONS

Please use postcode ST7 4EH for Sat Nav/ Google Maps. From Kidsgrove Town Centre, proceed from A50 Liverpool Road, up towards Aldi, where the property can be found on the left hand side as identified by our For Sale sign.

## ACCOMMODATION

### ENTRANCE HALL

Timber front entrance door. Updated electrical consumer unit (fitted 2022) with an electric cert passed until 2027. Tiled floor. Door to:

### LOUNGE

11' 10" x 11' 2" (3.61m x 3.4m)

Timber double glazed window to the front, radiator. Electric fire (but the fireplace is behind and could be opened up). Feature beams to the ceiling. Door to:

### DINING ROOM

14' 10" x 8' 3" (4.52m x 2.51m)

Window to the rear, radiator. Door to staircase to the first floor. Useful understairs storage cupboard. Door to:

### KITCHEN

9' 9" x 7' 11" (2.97m x 2.41m)

Comprising a range of base and wall mounted cupboard units with worksurfaces. Breakfast bar. Single drainer sink unit. Window to the side. Space for a tall fridge/ freezer. Tiled flooring. Half tiled walls. Extractor fan.

### REAR HALL

Storage cupboard, with hot water immersion cylinder tank?

### UTILITY ROOM

Space and plumbing for a washing machine. Shelf unit.

### BATHROOM

6' 1" x 5' 8" (1.85m x 1.73m)

A panelled bath, with electric shower over. Low level W.C. Wash hand basin with vanity unit. Chrome towel radiator. Frosted window to the rear. Tiled flooring, tiled walls.

### FIRST FLOOR LANDING

### BEDROOM ONE

11' 10" x 11' 2" (3.61m x 3.4m)

Window to the front, radiator.

### BEDROOM TWO

8' 4" x 8' 3" (2.54m x 2.51m)

Window to the rear, radiator.





## EXTERNALLY

### FRONT/ DRIVEWAY

A gated front leads to the concrete driveway with parking for approx two vehicles. Side paved pathway leads to the front, with a lovely front laid to lawn garden area, shrub borders and fencing to the sides.

### REAR GARDEN

A private paved patio low maintenance rear garden, enclosed with fencing.

### ADDITIONAL NOTES

In a conservation area - BUILT IN 1835 - A clause restricts having UPVC windows on the front, and no satellite dishes to front. The coal fire balloon comes down and can be working.

### 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.

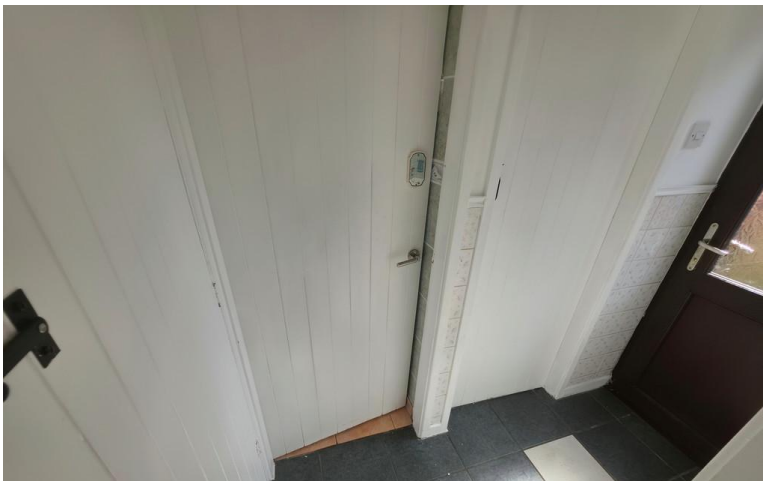
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

### 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 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 A

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