



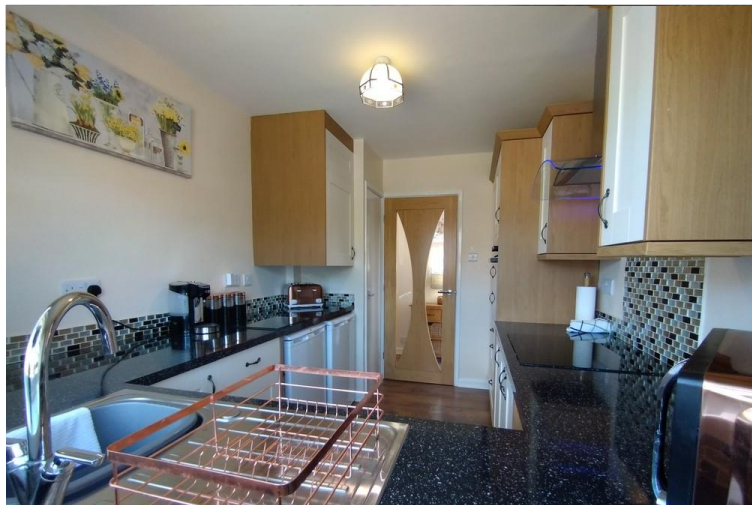
**St. Andrews Drive**  
**Kidsgrove, ST7 4QX**

- STUNNING UPDATED BUNGALOW
- BEAUTIFULLY PRESENTED
- WELL REGARDED LOCATION
- STUNNING INTERIOR THROUGHOUT
- SHOW HOME STANDARD
- WELL APPOINTED SPECIFICATION
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

**£184,950**







## Property Description

### INTRO

Game Set & Match! This stunning refurbished beautifully presented semi detached bungalow has the Trophy & must be viewed to be fully appreciated! Comprising an entrance hall, a spacious lounge/dining room, a well appointed updated kitchen, two double bedrooms, a lovely updated shower room with large enclosed shower. A stunning interior with modern timber doors, UPVC double glazing & combi gas heating. Externally a recent resurfaced driveway, block paving & a pleasant South facing rear garden area attracting all the sun. A detached garage with remote door, updated roof. A new neutral decor show home standard property, top of the class to suit the discerning buyer. The property has lots of facilities close by, public transport, rail links, walkways & countryside on the doorstep! Viewing essential without delay! (draft details subject to approval)





#### DIRECTIONS

Please follow Sat Nav with postcode ST7 4QX. Turn in to St. Andrews Drive and the property can be found on the left hand side, as identified by our for sale sign.

#### ENTRANCE HALL

Entered through a UPVC door, radiator.

#### KITCHEN

11' 1" x 7' 10" (3.38m x 2.39m)

Window to the front elevation. Comprising an updated range of wall and base units, single drainer sink units, worksurfaces. Built in oven and hob with extractor over. Space for washing machine and fridge freezer, cupboard housing the gas central heating boiler, laminate flooring.

#### LOUNGE/DINER

16' 9" x 11' 1" (5.11m x 3.38m)

Window to the front elevation. A generous size room with a feature fireplace with inset fire, radiator.



#### BEDROOM ONE

11' 7" x 8' 11" (3.53m x 2.72m)

Window to the rear elevation, radiator.

#### BEDROOM TWO

10' x 8' 4" (3.05m x 2.54m)

Window to the rear elevation, radiator.



#### SHOWER ROOM

Window to the side elevation. Suite comprising: shower cubicle with electric shower, low level W.C, wash hand basin. Splash back tiling, radiator.

#### EXTERNALLY

##### FRONTAGE

A pleasant landscaped garden laid to lawn with shrub borders. A tarmac drive edged with block paving provides plenty of off road parking, cold water tap.



##### REAR

Attracting the afternoon sun, a low maintenance landscaped garden with raised borders, a paved patio area and a further paved garden area all making a pleasant garden.

##### GARAGE

18' x 8' 10" (5.49m x 2.69m)

A concrete sectional construction with an up and over door, electric light and power. Our vendor advises that a new roof was installed in approximately 2023.



#### NOTE

Our vendor informs us that the drive was newly laid in 2025, new guttering was also added at the that time.

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

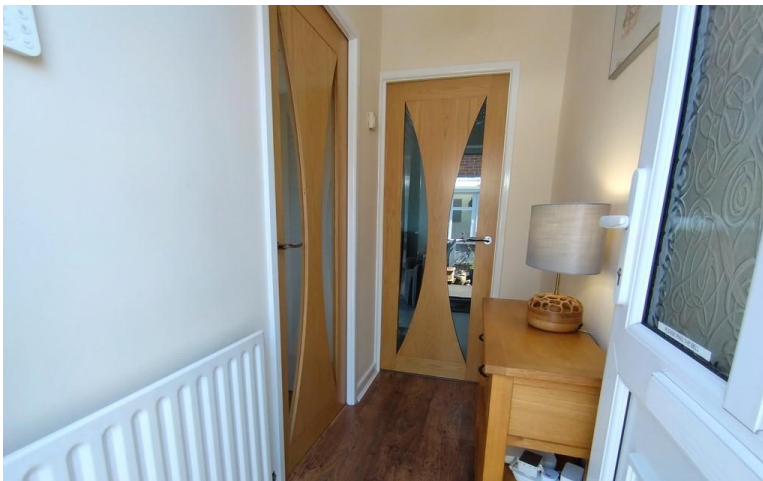
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 65D Potential: 85B







### 3 St Andrews Drive



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