



**Wellington Road**  
**Kidsgrove, ST7 4BH**

- A SEMI DETACHED HOUSE
- WITHIN A PLEASANT CORNER PLOT
- GOOD SIZED FRONT GARDEN
- HALL, CLOAKS/W.C, SPACIOUS LOUNGE
- UPDATED KITCHEN INC APPLIANCES
- TWO BEDROOMS & BATHROOM
- UPVC D/G GCH, OWNED SOLAR PANELS
- CONVENIENT LOCATION

**Offers In Excess Of £155,000**





## Property Description

### INTRO

Located within a popular convenient location a spacious semi detached house with a pleasant outlook to the front, comprising, rear entrance hall, cloaks/w.c/shower room, hallway to the spacious lounge with a lovely outlook over the good sized front garden area, an updated fitted kitchen, two double bedrooms, a first floor bathroom with a separate shower. Externally a rear garden area. A good sized front garden area laid to lawn with a pleasant outlook, Easy access to all facilities, road and rail links. UPVC double glazing & gas central heating, owned solar panels. No chain. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4BH. The property can be found at the head of the Cul De Sac, identified by our for sale sign.

### REAR ENTRANCE PORCH

Entered through a UPVC door, store cupboard. Door to:



#### SHOWER ROOM

Enclosed shower cubicle, low level W.C, wash hand basin. Slush back tiling to the walls.

#### ENTRANCE HALL

Staircase to the first floor, radiator.

#### KITCHEN

9' 9" x 9' 3" (2.97m x 2.82m)

Window to the rear elevation. A range of updated wall and base units, sink? worksurface. Built in oven and hob with extractor over. Integrated dishwasher, radiator.



#### LOUNGE

15' 10" x 14' 11 max" (4.83m x 4.55m)

Bow window to the front elevation with pleasant views. Understairs store cupboard, radiator. UPVC external access door to the front.

#### FIRST FLOOR LANDING

Store cupboard. Window to the side. Doors to:

#### BEDROOM ONE

12' 9" x 9' 4" (3.89m x 2.84m)

Window to the rear elevation, radiator. A large bedroom with the potential to split to make a third bedroom.



#### BEDROOM TWO

12' 5" x 8' 4" (3.78m x 2.54m)

Window to the front elevation, radiator.

#### BATHROOM

8' x 7' 2" (2.44m x 2.18m)

Window to the ? Suite comprising: Panelled bath, enclosed jacuzzi style shower cubicle, low level W.C, wash hand basin. Vanity cabinet, Tiled walls and floor, chrome towel radiator.

#### EXTERNALLY

#### FRONTAGE

Enclosed by a boundary wall and on a corner plot is a landscaped garden, laid to lawn . Garden gate to:

#### REAR

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 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 A

#### EPC RATING (PDF available online)

Current: Potential:









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
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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