

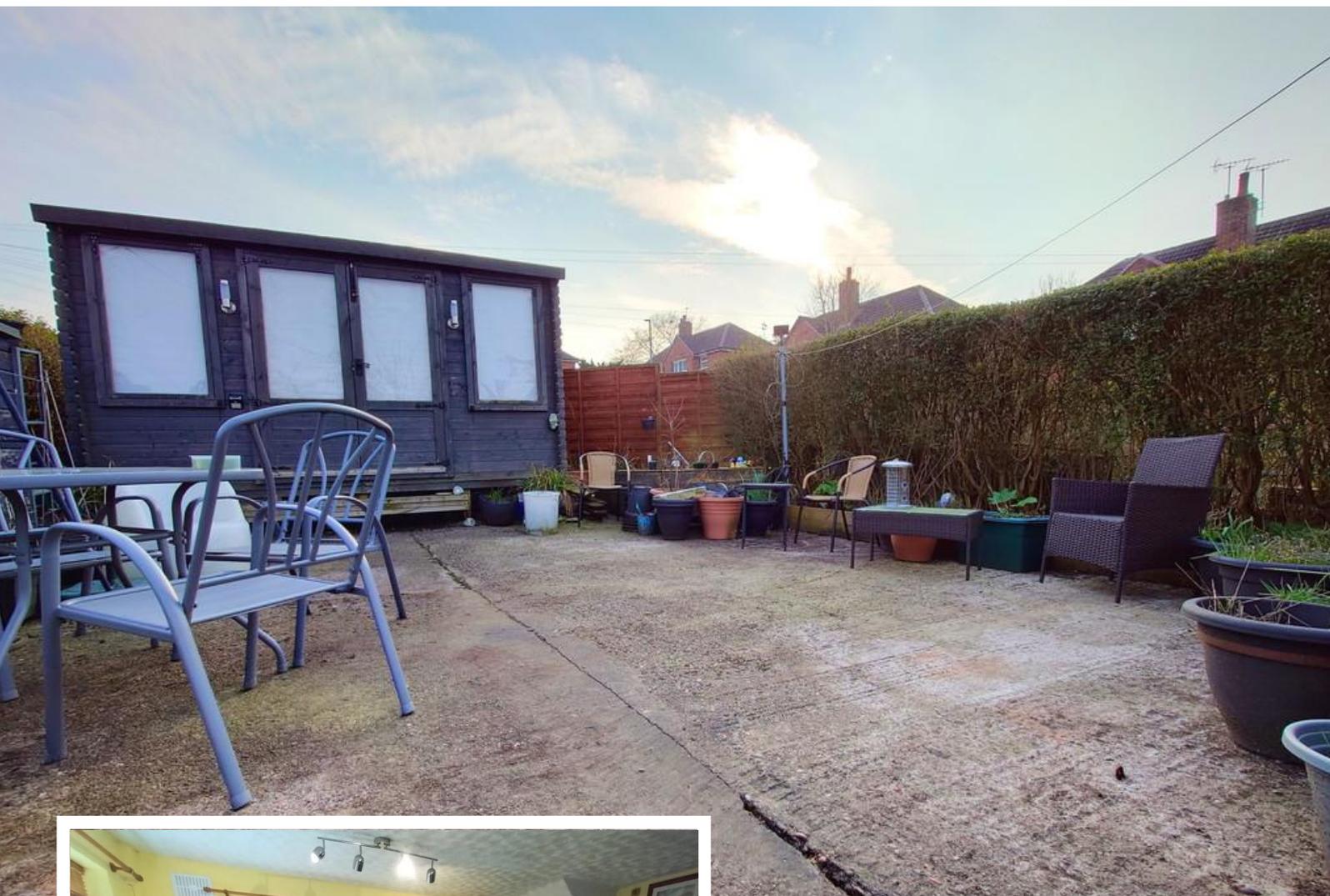


Priory Place
Kidsgrove, ST7 4SA

- A SEMI DETACHED HOME
- PRICED TO SELL
- TWO RECEPTION ROOMS
- LOVELY REAR GARDEN
- VIEWS TO MOW COP TO THE FRONT
- POTENTIAL DRIVE TO REAR
- CONVENIENT LOCATION
- FURTHER POTENTIAL TO IMPROVE

£156,000





Property Description

INTRO

PRICED TO SELL Shaw's & Company are delighted to offer for sale this spacious family home - with **THREE BEDROOMS** and **TWO RECEPTION ROOMS!** With a nice cheeky view to Mow Cop Castle to the front! Set in a popular and convenient location, and with further cosmetic to update & improve, potential to make your own mark. The property comprises entrance, dining room, breakfast kitchen/diner, and lounge, with the bedrooms and bathroom being on the first floor. Externally to the front is a pathway up to the property, and to the rear is a decking area, with steps up to a nice laid to lawn garden, and with a driveway to the rear if opened up. UPVC double glazing and gas central heating from a combi boiler. An ideal spot being nearby to Kidsgrove Town Centre with amenities and easy road links to Stoke-on-Trent and Cheshire. Viewing highly recommended!



DIRECTIONS

Please use postcode ST7 4SA for Sat Nav/ Google Maps. From Newchapel Road, turn into Brieryhurst Road, and just before the turning to Trubshaw Place, the property can be found on the left hand side, off the road.

ACCOMMODATION

ENTRANCE

UPVC front entrance door. Staircase to the first floor.

DINING ROOM

9' 10" x 8' 6" (3m x 2.59m)

Window to the front, radiator. Laminate flooring. Door to:



KITCHEN/ DINER

13' 7" x 11' 9" (4.14m x 3.58m)

A spacious kitchen, with base and wall mounted cupboard units and worksurfaces over. Two windows to the sides and window to the rear. UPVC side access door. Single drainer sink unit. Space for free standing Electric oven/grill and gas hob above. Space and plumbing for a washing machine, and separate dishwasher. Laminate flooring. Space for tall standing American style fridge freezer. Door to:

LOUNGE

15' 10" x 9' 9" (4.83m x 2.97m)

With Patio doors and windows to the rear, and window to the front. Laminate flooring. Radiator.



FIRST FLOOR LANDING

Door to store cupboard also housing Logic Combi gas boiler. Loft access via pull down ladder (Insulated).

BEDROOM ONE

15' 4" x 9' 10" (4.67m x 3m)

Two windows to the front and rear, radiator.

BEDROOM TWO

11' 11" reducing to 8'7 x 9' 9" (3.63m x 2.97m)

Window to the side, radiator. Overstairs area currently made out as a bed area.



BEDROOM THREE

11' 11" x 5' 10" (3.63m x 1.78m)

Window to the rear, radiator.

BATHROOM

7' 8" x 5' 6" (2.34m x 1.68m)

A fully tiled updated suite with panelled bath and mains pressured shower over, low level W.C and wash hand basin. Chrome towel radiator. Two windows to the side.



EXTERNALLY

FRONTAGE

A paved pathway leads to the front door. Laid to lawn garden area with shrub borders. Set back from the road nicely, with a lovely outlook to Mow Cop Castle.

REAR GARDEN

A decking area leads with steps to a nice laid to lawn garden, enclosed by fencing. Currently there is a timber summerhouse/shed. To this area is a driveway, which could be opened up with rear access for parking if the the summerhouse and fencing were to be removed (The curb is already dropped).

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: 70C Potential: 83B





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 Visual Builder

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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