



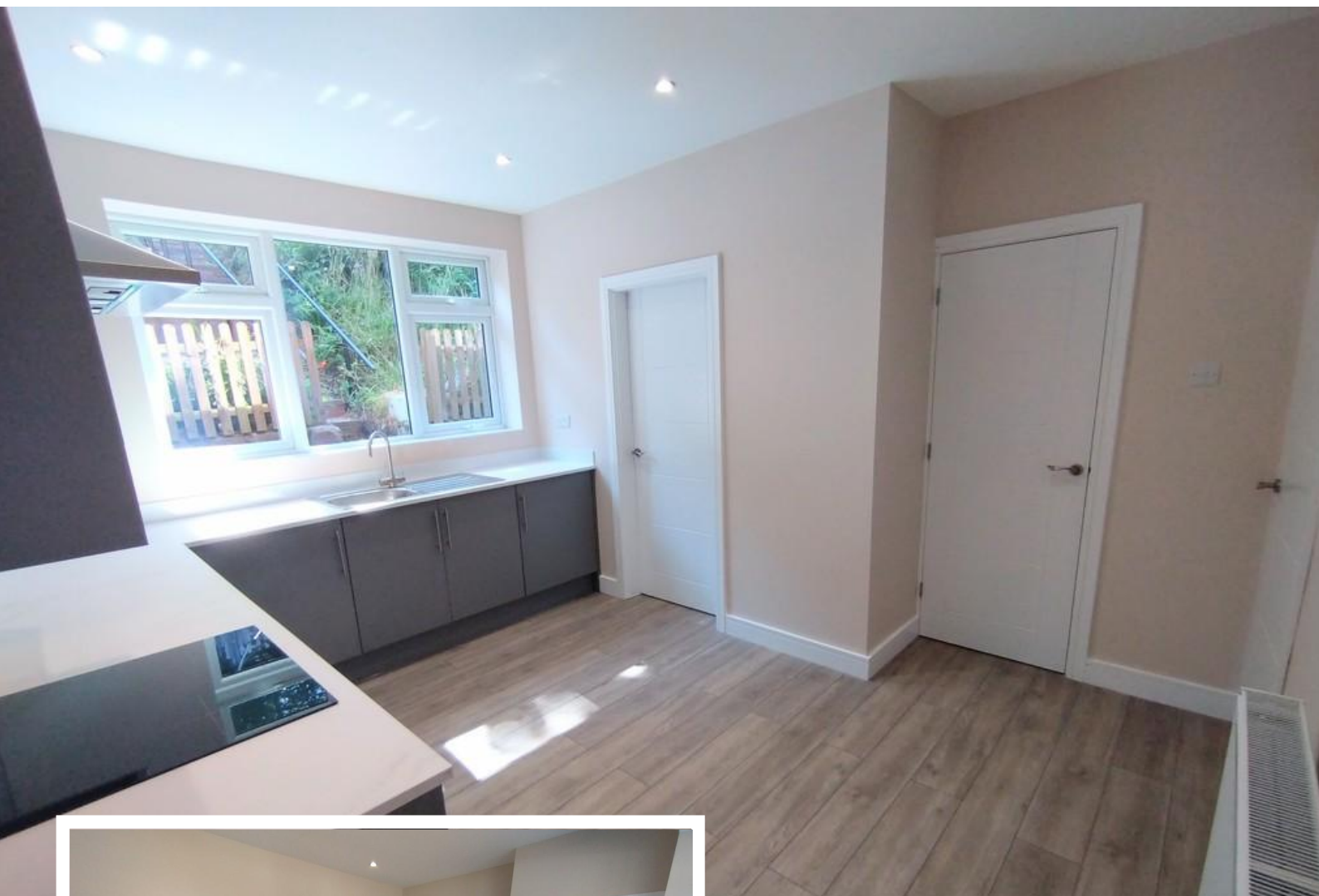
Stonebank Road
Kidsgrove, ST7 4HQ

- A THREE BEDROOM HOUSE
- REMODERNISED REFURBISHED
- NEW SPECIFICATION THROUGHOUT
- HALL, BAY WINDOW LOUNGE

- KITCHEN/DINING ROOM, CLOAKS/W.C
- THREE BEDROOMS, NEW BATHROOM
- UPVC D/G, UPDATED BOILER
- NO CHAIN

£170,000





Property Description

INTRO

A beautifully updated & presented three bedroom house refurbished, modernised throughout, which must be viewed to be fully appreciated comprising, entrance hall, composite front door, a bay window lounge, a newly installed kitchen/dining room, a utility aterroom, three bedrooms, a stunning updated white bathroom with modern tiled floor. Externally a block paved frontage, parking space, useful side paved area to the side, leading to an outbuilding/w.c A tiered rear garden area. UPVC double glazing & gas central heating from a new combi boiler. New carpets decor, internal doors etc. A stunning first time buy nad or investment for the rental market, viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HQ. From Kidsgrove, proceed along Kidsgrove Bank, turn right in to Stone Bank Road and the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a composite door with glazed panel. Staircase to the first floor, radiator.

LOUNGE

12' 5" x 11' 2" (3.78m x 3.4m)

Bay window to the front elevation, radiator.

KITCHEN/DINER

12' 9" x 12' 5" (3.89m x 3.78m)

Window to the front elevation. Comprising newly installed wall and base units, inset sink, worksurface. Built in oven and hob with extractor over. Understairs store area, recessed spotlights to the ceiling.



UTILITY ROOM

7' 9" x 4' 4" (2.36m x 1.32m)

Window to the side elevation. Fitted base units, worksurface, space for appliances. Wall mounted Modern gas combi boiler, radiator, part glazed rear access door.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

11' 11" x 9' 4" (3.63m x 2.84m)

Window to the front elevation, radiator.



BEDROOM TWO

11' 2" x 9' 4" (3.4m x 2.84m)

Window to the rear elevation, radiator.

BEDROOM THREE

6' 2" x 5' 10" (1.88m x 1.78m)

Window to the front elevation, radiator.



BATHROOM

Window to the rear elevation. Newly installed suite comprising: panelled bath with over bath shower, low level W.C, vanity wash hand basin. Shower screen walls, splash back tiling, towel radiator.

EXTERNALLY

FRONTAGE

A block paved front provides off road parking.

SIDE

A further block paved area. Storage area, former coal house.



REAR

Paved patio. Steps lead to a tiered garden 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

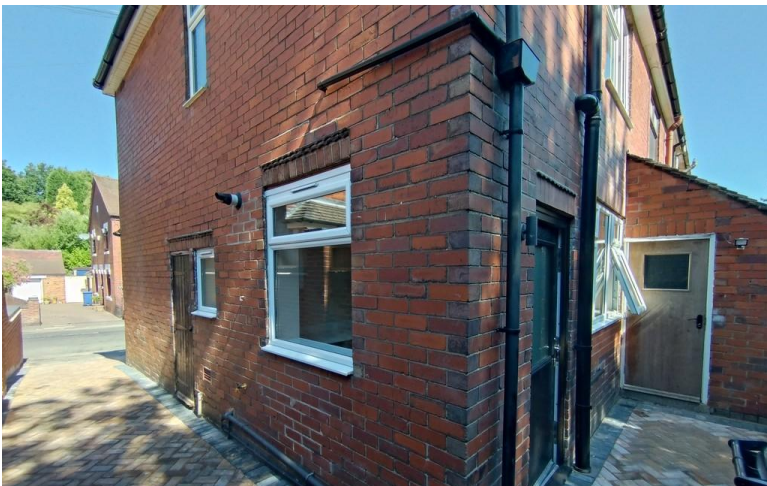
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

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enquiries@shawsandco.co.uk
01782 787840

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