



**Stonebank Road
Kidsgrove, ST7 4HQ**

- A SEMI DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- SPACIOUS HOME, NO CHAIN
- MUST BE VIEWED TO APPRECIATE
- TWO RECEPTION ROOMS, KITCHEN
- UTILITY, CLOAKS/SHOWER ROOM
- 3 BEDROOMS, FF BATHROOM
- REAR GARDEN & PATIO AREA

£180,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale with NO CHAIN - A beautifully presented good sized semi detached house which must be viewed to be fully appreciated! Comprising, two reception rooms, kitchen, utility room, a ground floor shower room, three good sized bedrooms, a first floor bathroom. Externally a forecourt to the frontage, a good sized paved patio area and leading to a tiered garden area providing a pleasant outlook. UPVC double glazing & gas central heating. The property is an ideal first time buy family home and/or an investment for the rental market. All amenities are close by along with good road links to the A34/A 500. Viewing essential without further delay!

DIRECTIONS

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

ENTRANCE AREA





Entered through a UPVC door. Stairs to the first floor.

DINING ROOM

12' x 12' (3.66m x 3.66m)

Window to the front elevation, radiator.

LOUNGE

12' 8" x 11' 9" (3.86m x 3.58m)

Window to the front elevation. Understairs store area, coving to the ceiling, radiator, French doors to the rear elevation.

KITCHEN

10' 11" x 9' 1" (3.33m x 2.77m)

Window to the side elevation. A range of wall and base cupboard units, single drainer sink unit. Worksurfaces over. Coving to the ceiling, tiled floor. Rear access door.

UTILITY ROOM

Plumbing for washing machine. Wall mounted gas central heating boiler.

SHOWER ROOM

Enclosed shower cubicle, low level W.C, wash hand basin.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 11" x 9' 9" (3.63m x 2.97m)

Window to the front elevation. Coving to the ceiling, radiator.

BEDROOM TWO

12' 10" x 10' 7" (3.91m x 3.23m)

Window to the front elevation. Overstairs store area, radiator.

BEDROOM THREE

10' 8" x 9' 1" (3.25m x 2.77m)

Window to the rear elevation. Radiator.

BATHROOM

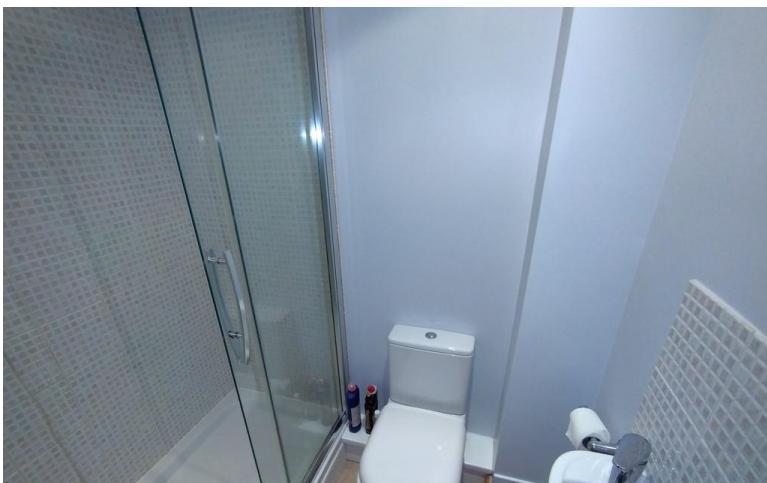
Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling.

EXTERNALLY

FRONTAGE

Forecourt to the front enclosed with wall, and gated entrance.

REAR





A paved patio area leading to a good size terraced garden, which has a pleasant outlook.

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

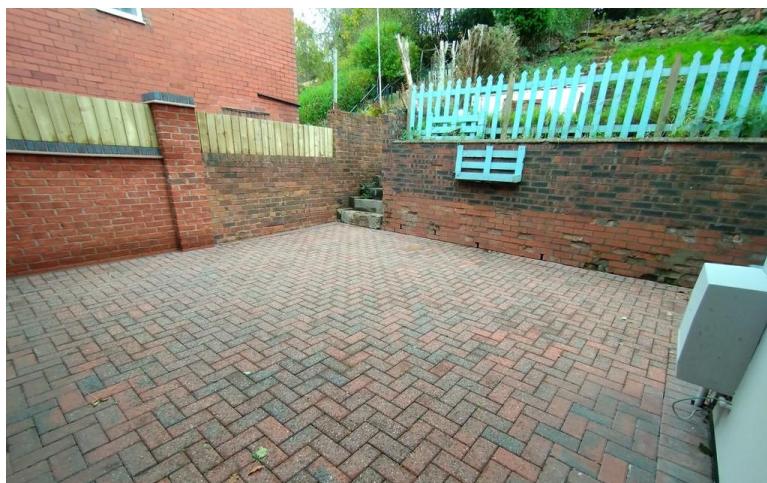
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 62D Potential: 82B







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.
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