

Shaw's
& Company Estate Agents Ltd

Whitehill Road

Kidsgrove, ST7 4AS

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- GOOD SIZED GARDEN PLOT
- HALL, BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM, CLOAKS/W.C
- TWO DOUBLE BEDROOMS, F F BATHROOM
- UPVC D/G, GCH
- NO CHAIN

£169,995





Whitehill Road, Kidsgrove, Stoke-on-Trent







Property Description

INTRO

Located within a well regarded location a mature semi detached house within a good sized plot comprising hallway, a bay window lounge, a kitchen/dining room, rear hall &n storage off, cloaks/w.c, two double bedrooms, a first floor bathroom. Externally a front landscaped garden, a driveway with shared access to the good sized landscaped rear garden area, with a paved patio leading to the lawn garden which attracts afternoon & evening sun. UPVC double glazing, gas central heating from a modern combi boiler system. The property has all facilities close by with easy access to Kidsgrove as we as good road links via the A34/A500 No cain, viewing essential. (draft sales particulars subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4AS. Proceed from Kidsgrove town centre and Mount Road in to Whitehill Road. The property can be found on the left hand side, as identified by our for sale sign.









ENTRANCE PORCH
Entered through a UPVC door with glazed panels. Door to:

ENTRANCE HALL
Staircase to the first floor, radiator.

LOUNGE
13' 6" x 12' 4" (4.11m x 3.76m)
Bay window to the front elevation, double radiator.

KITCHEN/DINER
15' 6" x 8' 8" (4.72m x 2.64m)
Windows to the front and rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Space for appliances. Understairs store area. Door to:

REAR HALL
UPVC external access door, store room off.

CLOAKROOM
Low level W.C.

FIRST FLOOR LANDING
Window to the side elevation. Doors to:

BEDROOM ONE
14' 4" x 11' (4.37m x 3.35m)
Window to the front elevation. Built in wardrobes to the recess, radiator.

BEDROOM TWO
10' 11" x 9' 4" (3.33m x 2.84m)
Window to the rear elevation, radiator.

BATHROOM
6' 10" x 5' 9" (2.08m x 1.75m)
Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator.

EXTERNALLY

FRONTAGE
A landscaped garden laid to lawn with shrub borders. A driveway provides off road parking.

REAR
Attracting the afternoon sun, the landscaped garden is laid to lawn with shrub borders. 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 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: 61D Potential: 68D







109 Whitehill Road



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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