



Kidsgrove Bank
Kidsgrove, ST7 4HB

- A DETACHED BUNGALOW
- WITH FURTHER POTENTIAL
- SPACIOUS THROUGHOUT
- HALL, KITCHEN/DINING ROOM
- LOUNGE, TWO DOUBLE BEDROOMS
- GOOD SIZED BATHROOM
- GAS C/H, TIMBER D/G, GARAGE
- NO CHAIN

£180,000





Property Description

INTRO

A spacious detached bungalow offered For Sale with no chain with much potential to improve, update etc the property comprises, an entrance hall with storage, an attached garage, a kitchen/dining room, spacious lounge, front door entrance area, two double large bedrooms, a good sized bathroom. A tarmac in and out driveway, a rear garden area. Gas central heating, timber double glazing. The property is within easy access to all amenities, public transport etc. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HG. Proceed from Kidsgrove town centre, follow the road and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a timber door with a glazed side panel, radiator. Door to:



ENTRANCE HALL

Store cupboard, boiler cupboard. Access to the loft, radiator.

KITCHEN/DINER

14' 7" x 11' 7" (4.44m x 3.53m)

Windows to the front and side elevations. A range of wall and base units, sink unit, worksurface. Splash back tiling, radiator.

LOUNGE

18' 3" x 13' 11" (5.56m x 4.24m)

Window to the front elevation, two radiators. Door to:

PORCH

Timber access door to the front elevation.

BEDROOM ONE

14' 8" x 3' 3" (4.47m x 0.99m)

Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM TWO

12' 5" x 10' 1" (3.78m x 3.07m)

Window to the rear elevation, radiator.

BATHROOM

8' 10" x 9' 8" (2.69m x 2.95m)

Window to the rear elevation. Suite comprising: panelled bath, enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, radiator.

EXTERNALLY

ATTACHED GARAGE

20' 4" x 9' 9" (6.2m x 2.97m)

Up and over front door. Access door and window to the rear elevation.

FRONTAGE

A tarmac in and out driveway provides off road parking.

REAR

A garden area with much potential.

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 C

EPC RATING (PDF available online)

Current: Potential:

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

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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