



Peckforton View

Kidsgrove, ST7 4TA

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- CUL DE SAC LOCATION
- LOUNGE, KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G, GAS C/H
- EASY ACCESS TO THE A500/A34

£192,000





Property Description

INTRO

Located within a popular cul de sac location just off Chatterley Drive a beautifully presented semi detached home which must be viewed to be fully appreciated, comprising a spacious lounge, kitchen/dining room, a brick base UPVC conservatory, three bedrooms and a family bathroom. Externally a landscaped front garden, a driveway, detached brick garage, a landscaped rear garden area. UPVC double windows, a composite front door. The location offers countryside close by yet within easy access to the A34/A500 and Kidsgrove rail station. Viewing imperative without delay!

DIRECTIONS

Please follow Sat Nav with postcode ST7 4TA. On entering Peckforton View, the property can be found on the right hand side, as identified by our for sale sign.

LOUNGE

15' x 14' 4" (4.57m x 4.37m)

Entered through a modern composite door with a glazed



panels. Window to the front elevation, hearth and inset fire. Coving to the ceiling, stairs to the first floor, radiator.

KITCHEN/DINER

15' x 8' 1" (4.57m x 2.46m)

Window to the rear elevation. A range of wall and base units, inset sink, oak worksurfaces. Built in oven and hob with extractor over. Radiator. A walk in utility area with spaces for appliances. Patio doors lead to:

CONSERVATORY

9' x 7' (2.74m x 2.13m)

Dwarf wall construction with UPVC windows. Doors lead to the garden. Tiled floor.

FIRST FLOOR LANDING

Access to the loft, which has a ladder and lighting. Doors to:

BEDROOM ONE

11' 3" x 8' 11" (3.43m x 2.72m)

Window to the front elevation, with views towards the Cheshire Plain. Radiator.

BEDROOM TWO

11' 4" x 7' (3.45m x 2.13m)

Window to the rear elevation with a pleasant out look and farm land to the rear, radiator.

BEDROOM THREE

9' 5" x 5' 11" (2.87m x 1.8m)

Window to the front elevation, radiator.

BATHROOM

Window to the rear elevation. An updated lovely white suite comprising a panelled bath and over bath shower, low level WC, wash hand basin with a vanity cabinet. Shower screen walls and ceiling, splash back tiling, recessed downlighting.

EXTERNALLY

FRONTAGE

A landscaped garden laid to lawn. A driveway provides off road parking.

REAR

A landscaped garden laid to lawn.

GARAGE

20' 0" x 10' 0" (6.1m x 3.05 m)

Up and over front door, UPVC side door. Window to the side. Electric light and power.





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

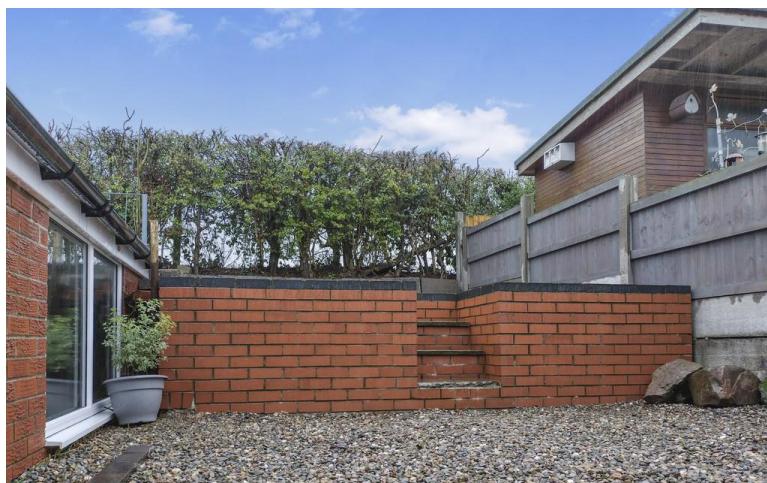
Newcastle Borough Council.

COUNCIL TAX BAND B

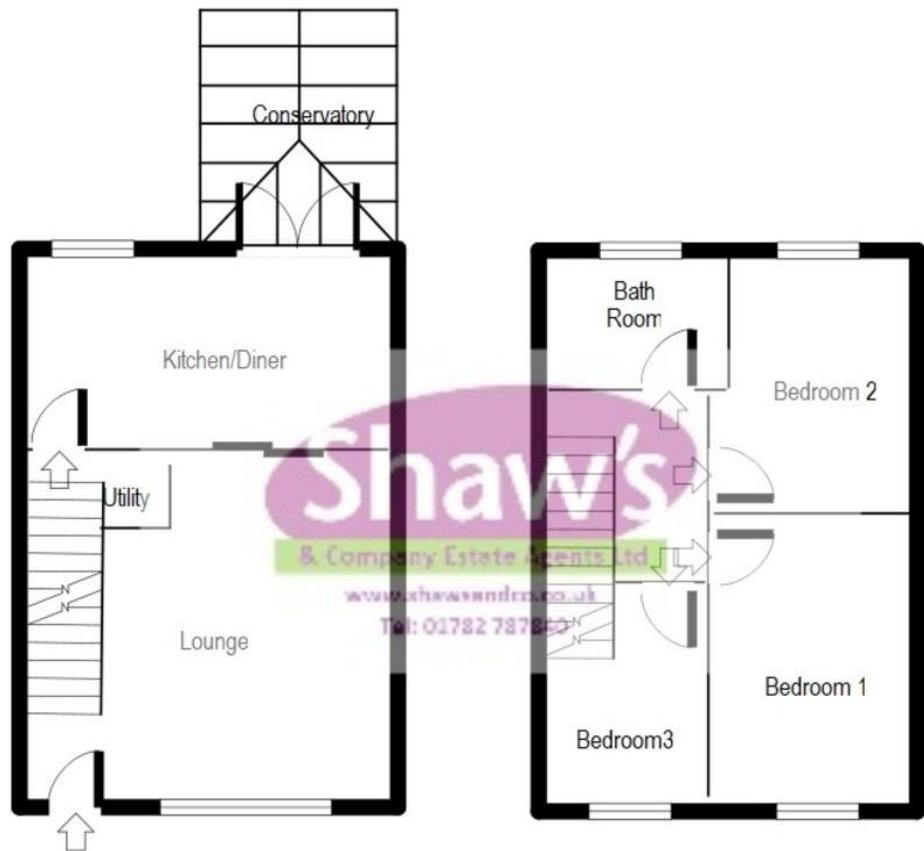
EPC RATING (PDF available online)

Current: 63D Potential: 84B









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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