

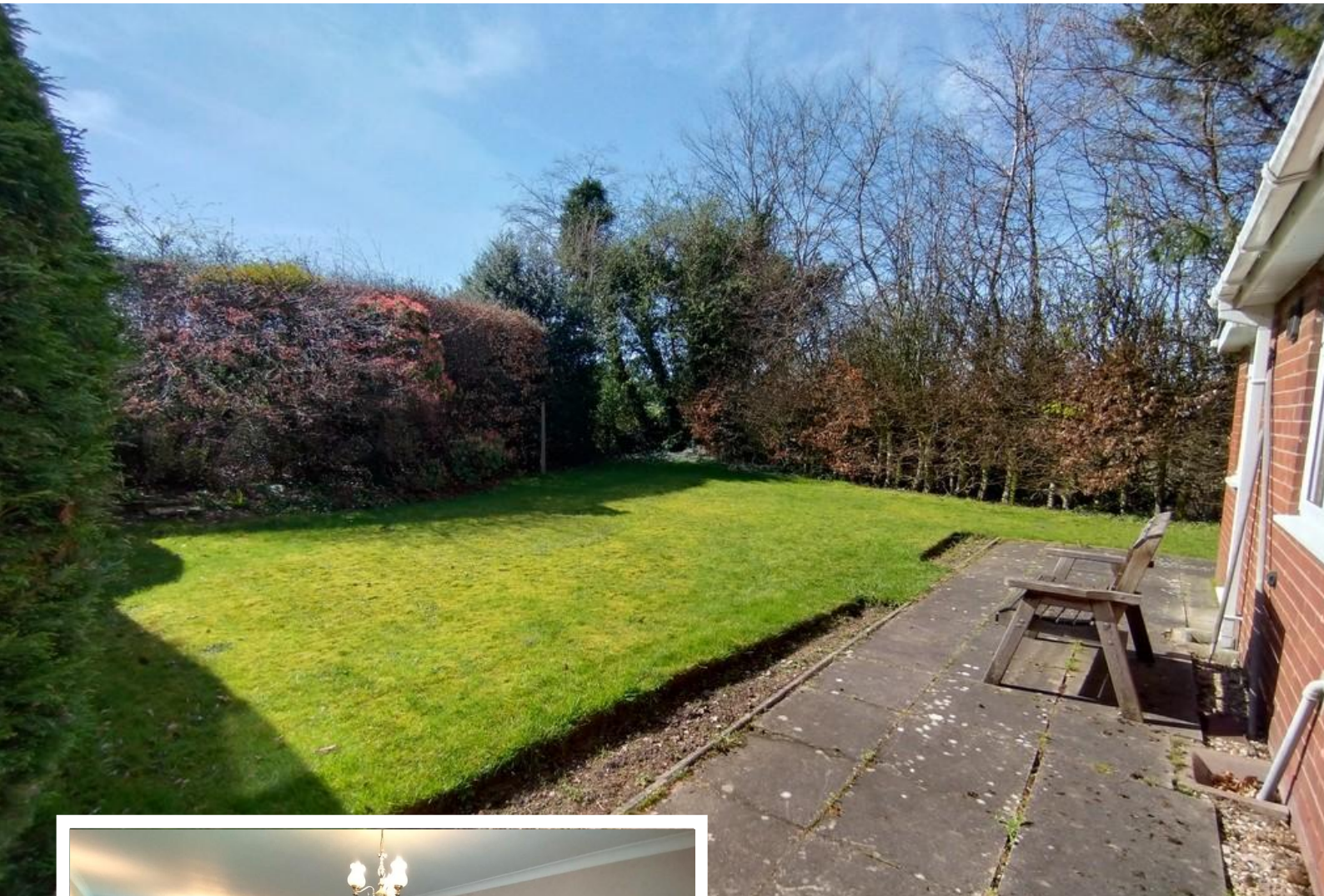


Laburnum Close
Kidsgrove, ST7 1BB

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, SPACIOUS LOUNGE/DINING ROOM
- KITCHEN, INNER HALL
- THREE BEDROOMS, BATHROOM
- MUCH POTENTIAL
- UPVC D/G & GAS C/H

£175,000





Property Description

INTRO

Located within a good sized corner plot a semi detached house with some further potential to update & improve etc, comprising, hall, a spacious lounge/dining room, kitchen, utility/side porch, three bedrooms, a bathroom, a boiler room area with storage and much potential to lift the dormer roof to create another bedroom, subject to consent etc. An integral garage. Externally a front garden, driveway, leading to the good sized rear garden area laid to lawn attracting afternoon sun. UPVC double glazing & gas central heating. The property is within easy access to all amenities via road & rail links. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1BB. On entering Laburnum Close the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Internal door to:



LOUNGE/DINER

27' 2" x 11' 11" (8.28m x 3.63m)

Windows to front and rear elevations. Gas fire, radiator.

KITCHEN

10' 10" x 7' 10" (3.3m x 2.39m)

Window to the rear elevation. A range of wall and base units, inset sink, worksurface. Useful pantry store, radiator, side access door.

SIDE PORCH/UTILITY

7' 10" x 6' 5" (2.39m x 1.96m)

Windows to the front and side elevations. Fitted base units, single drainer sink unit, worksurface. External access door to the garden.



INNER HALL

Understairs store area. Staircase to:

FIRST FLOOR

Window to the side elevation. Loft access and store area. Boiler room. Potential to create a bedroom subject to consents. Doors to:

BEDROOM ONE

11' 11" x 11' 6" (3.63m x 3.51m)

Window to the front elevation, radiator.

BEDROOM TWO

10' 3" x 9' 10" (3.12m x 3m)

Window to the rear elevation, radiator.

BEDROOM THREE

8' 10" x 7' 6" (2.69m x 2.29m)

Window to the side elevation, radiator.



BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C., wash hand basin. Splash back tiling.



INTEGRAL GARAGE

15' x 8' 7" (4.57m x 2.62m)

Window and external access door to the side elevation. Electric roll up front door.

EXTERNALLY

FRONTAGE

A driveway provides off road parking. Shrub borders. A pathway to the side of the property leads to:

REAR GARDEN



A generous size corner plot attracting the afternoon sun. A landscaped garden laid to lawn with a patio. A mature beech hedge encloses the space and provides privacy.

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:





5 Laburnum Close



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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.

Made with Floor Plan Creator

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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