



Surrey Road
Kidsgrove, ST7 4AR

- BEAUTIFULLY PRESENTED
- SPACIOUS SEMI DET RESIDENCE
- WITHIN A POPULAR LOCATION
- LANDSCAPED GARDENS
- HALL, SPACIOUS LOUNGE/DINER
- BREAKFAST KITCHEN
- THREE BEDROOMS, FAMILY BATHROOM
- UPVC D/G, GCH

£195,000





Property Description

INTRO

A beautifully presented good sized semi detached house ideal for the growing family or first time buyers which must be viewed to be fully appreciated, comprising, entrance hall, a spacious lounge/dining room, a breakfast kitchen, three good sized bedroom, a family bathroom with shower over. Access to the loft boarded with a velux window for storage. Externally are landscaped gardens, the front is block paved for parking of vehicles, a patio area to the side of the house. A beautifully landscaped rear garden area with a wide patio, laid to lawn garden area with a pleasant outlook to the rear. UPVC double glazing, gas combi heating. The property is within easy access to all amenities, for shopping, schools, leisure and recreation. Rail links are in Kidsgrove and with cycle pathways, roads access to the A34/A500 Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4AR. Turn off William Avenue in to Surrey Road and the property can be



found on the left hand side.

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, radiator. Window to the front, coving to the ceiling.

LOUNGE/DINER

20' 1" x 12' 11" (6.12m x 3.94m)

Windows to the front and rear elevation. Chimney breast with inset log stove. Coving to the ceiling, two radiators.

KITCHEN

11' 9" x 11' 2" (3.58m x 3.4m)

Windows to the rear and side elevations. A range of wall and base units, single drainer sink unit, worksurfaces, space for cooker with chimney extractor over. Tiled floor, radiator. Side external access door.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft which is boarded for storage and benefits from electric lighting, roof window and the gas fired combi boiler is located in the loft.

BEDROOM ONE

11' 9" x 9' 11" (3.58m x 3.02m)

Window to the front elevation. Fitted wardrobes, radiator.



BEDROOM TWO

13' 11" x 7' 10" (4.24m x 2.39m)

Window to the rear elevation, radiator.

BEDROOM THREE

8' 10" x 6' 11" (2.69m x 2.11m)

Window to the front elevation, radiator. Over stairs store area.

BATHROOM

7' 8" x 7' 3" (2.34m x 2.21m)

Windows to the rear and side elevations. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, cupboard housing the Vaillant gas central heating boiler, radiator.



EXTERNALLY

FRONTAGE

Block paved drive provides off road parking for 2 vehicles.

SIDE PATIO AREA

A paved patio area proving useful outside space, a gate leads to the front of the house.



REAR

A beautifully landscaped rear garden area. A pleasant location with woodland views to the rear. Laid to lawn with a full width 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 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 .

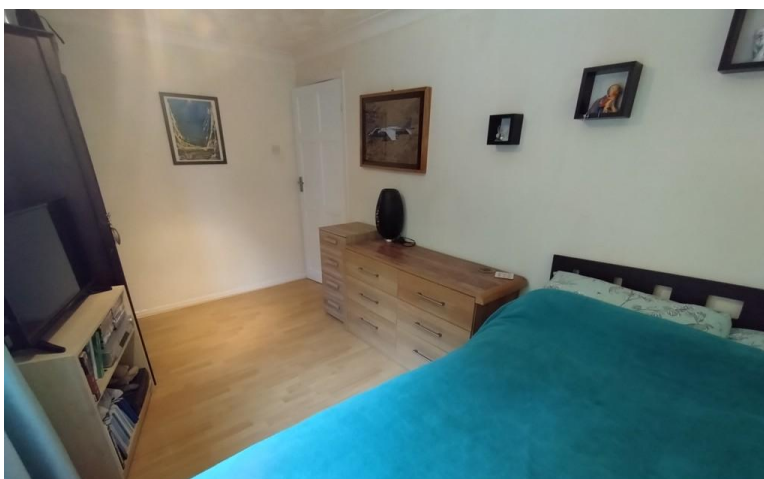
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:









7 Surrey Road



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

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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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