



Whitehill Road
Kidsgrove, ST7 4DS

- A THREE BEDROOM MID TOWN HOUSE
- NO CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN, MODERN BATHROOM
- A NICELY ENCLOSED REAR GARDEN & OUTBUILDING
- VIEWS TO MOW COP & JODRELL BANK
- UPVC D/GLAZING & GAS C/HEATING

£129,995





Property Description

INTRO

A deceptively spacious, THREE BEDROOM mid town house, new on the market and with NO CHAIN! Don't wait around to contact us to get your viewing booked in for this beauty - Comprising a dining room, lounge, kitchen, rear hall and modernised gorgeous bathroom suite, and to the first floor are the three bedrooms, with a cheeky view to Mow Cop Castle and Jodrell Bank to the front! A forecourted frontage, and nicely enclosed low maintenance paved rear garden, with a useful concrete outbuilding having power and lighting. A popular spot, and within easy access to the amenities of Kidsgrove centre and Birchenwood country park nearby. UPVC double glazed windows and doors, gas central heating from a combi boiler and updated electrics. On your marks, get set, GO!



DIRECTIONS

Please follow Sat Nav with postcode ST7 4DS. Proceed from Kids Grove town centre and Mount Road into Whitehill Road. Go past the Co-op shop to your left, and the property can be found on the right hand side, as identified by our for sale sign.

ACCOMMODATION

DINING ROOM

11' 11" x 10' 11" (3.63m x 3.33m)

Front composite entrance door. Laminate flooring. Window to the front, radiator. Electric fire and surround. Cupboard concealing gas meter. Coving to the ceiling and styled panelling to walls. Door to:

LOUNGE

12' 4" x 11' 11" (3.76m x 3.63m)

Window to the rear, radiator. Door to understairs storage cupboard. Open staircase to the first floor. Electric fire. Coving to the ceiling. Chandelier style light fitting. Door to:

KITCHEN

13' 4" x 6' 3" (4.06m x 1.91m)

A fitted suite having base and wall mounted cupboard units, worksurfaces with splash back tiling. Single drainer sink unit. Space for a tall standing fridge freezer. Electric free standing oven/ grill/ induction hob. Space and plumbing for a washing machine. Dishwasher. Window to the side. Tiled flooring. Wall mounted Vaillant eco Tec pro 28 gas combi boiler. Cupboard above concealing updated electric consumer unit and meter. Door to:

HALL

Tiled floor and open store area. UPVC side/ rear access door.

BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)

A stunning bathroom suite, all modernised, having panelled bath with two mains pressured power showers over. Tiling to the walls and vinyl tiled floor. Low level W.C and wash hand basin. Black radiator. Frosted window to the side.

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m)

Window to the front with a nice outlook and view. Coving to the ceiling. Radiator. Door to store area/ walk in wardrobe.





BEDROOM TWO

12' 2" x 8' 1" (3.71m x 2.46m)

Window to the rear, radiator.

BEDROOM THREE

9' 8" x 7' 7" (2.95m x 2.31m)

Window to the rear, radiator.

EXTERNALLY

FRONTAGE

Enclosed by a wall, and gate entrance with paved pathway to the front door. Landscaped forecourted area. Door to side alley, also giving access via gate to the rear garden.

REAR GARDEN

A well presented paved patio rear garden, nicely enclosed and with wall/ fencing. Raised shrub borders.

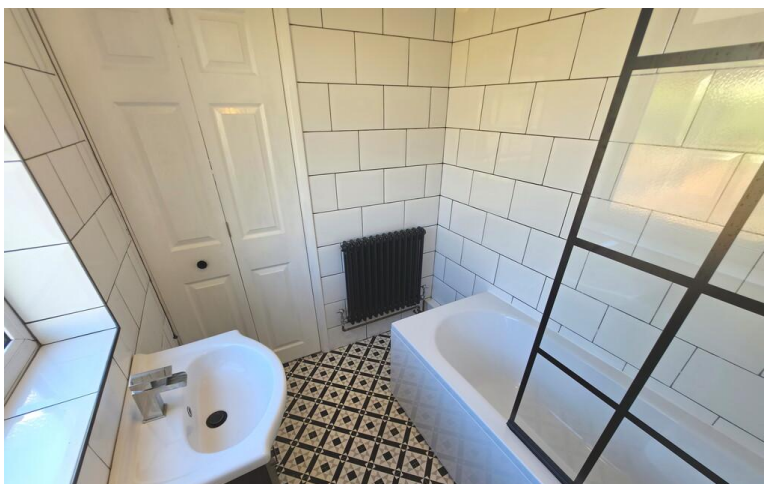
OUTBUILDING

10' 6" x 6' 8" (3.2m x 2.03m)

Of concrete sectional construction. Power and lighting. UPVC side access door and window to the side.

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



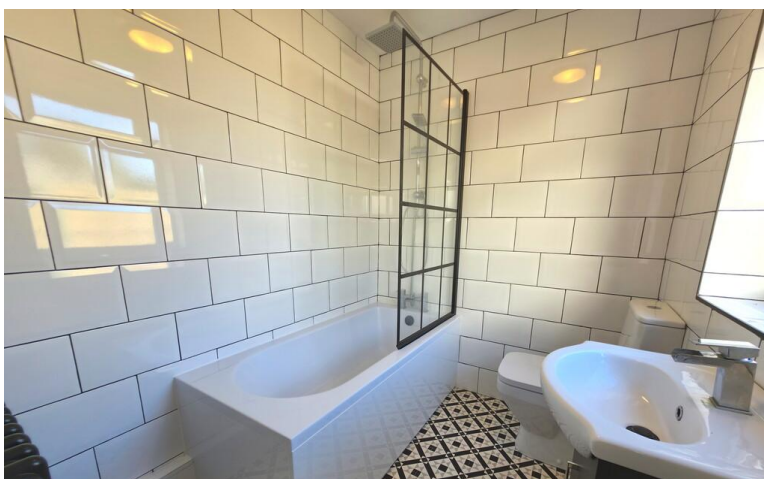
FIXTURES AND FITTINGS

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 .

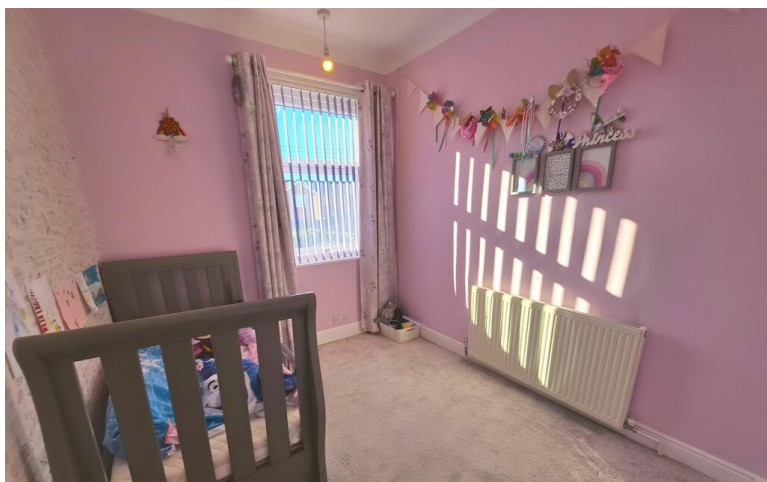
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

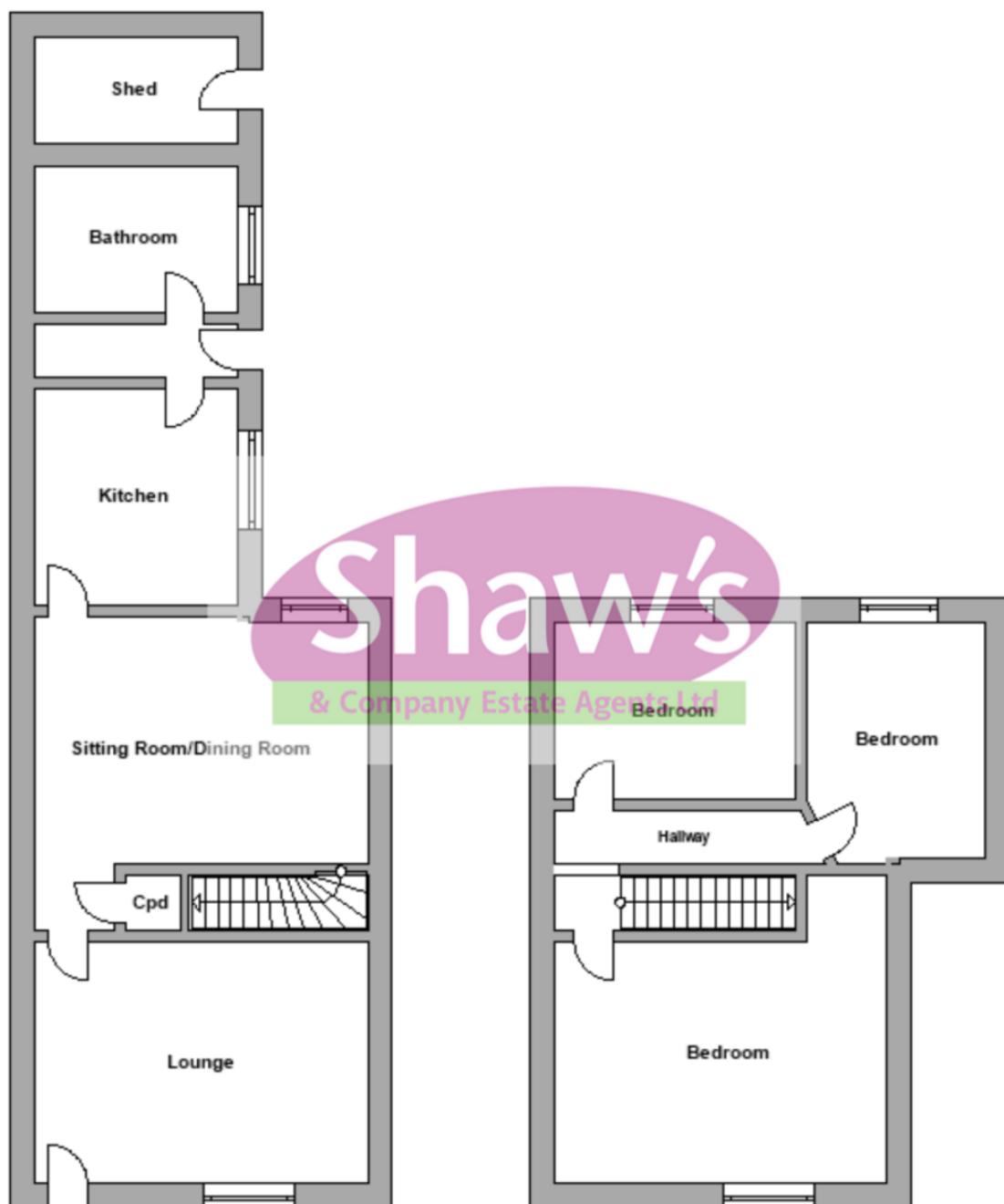
EPC RATING (PDF available online)

Current: 65D Potential: 86B









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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 and 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.