



Peckforton View
Kidsgrove, ST7 4TA

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- PORCH, LOUNGE/DINING ROOM
- KITCHEN, THREE BEDROOMS
- FURTHER POTENTIAL
- GARDENS TO THE FRONT & REAR
- ATTACHED GARAGE
- UPVC D/G, ELECTRICAL HEATING

£160,000





Property Description

INTRO

A semi detached house located within a popular convenient location, comprising porch, lounge/dining room, kitchen, three bedrooms, a family bathroom, attached garage and outbuilding, further potential to update & improve. Externally a front garden, a driveway parking space, a rear garden area. UPVC double glazing, electrical heating. No chain. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4TA. The property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

Door to:

LOUNGE/DINER

22' 10" x 15' 1 MAX" (6.96m x 4.6m)

Window to the front elevation. Gas fire, electric heater.



Patio doors lead to the garden.

KITCHEN

8' 2" x 6' 10" (2.49m x 2.08m)

Door to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Pantry.

FIRST FLOOR LANDING

Access to the loft, cupboard housing the hot water cylinder. Doors to:

BEDROOM ONE

11' x 8' 10" (3.35m x 2.69m)

Window to the front elevation, electric heater.



BEDROOM TWO

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

Window to the rear elevation. Store cupboard, electric heater.

BEDROOM THREE

6' 6" x 5' 3" (1.98m x 1.6m)

Window to the front elevation, electric heater.



BATHROOM

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

ATTACHED GARAGE

24' x 8' (7.32m x 2.44m)

Up and over rear door, front entrance door.

FRONT

A driveway provides off road parking.

REAR

A paved and gravel area. Concrete sectional outbuilding/garage with an inspection pit.



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: Potential:









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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