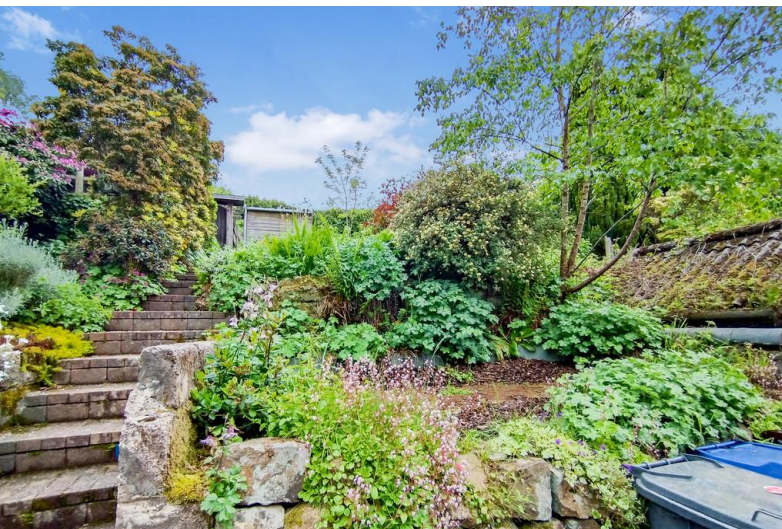


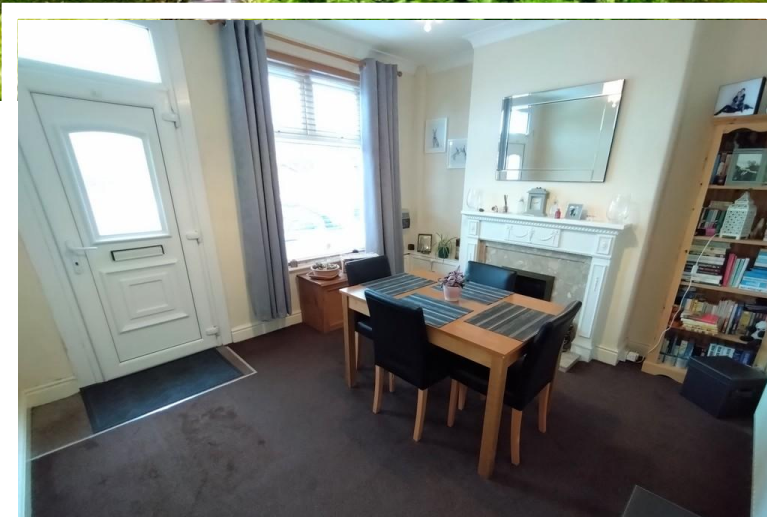


Mount Pleasant
Kidsgrove, ST7 4EX

- IN A QUIET TUCKED AWAY STREET
- YET WITHIN WALKING DISTANCE TO AMENITIES
- A TERRACED HOME WITH NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING REAR GARDEN
- NICE OUTLOOK TO THE FRONT

£140,000





Property Description

INTRO

Sitting in the delightful tucked away street of Mount Pleasant and available with NO CHAIN - This beautifully set out TWO BEDROOM mid terraced home isn't an opportunity you are going to want to miss! Boasting an updated presentation throughout, this property is near the end of the street, with a surprising view to the front, and a wonderful outlook to the stunning landscaped rear garden! Comprising a front dining room, lounge, kitchen, hall and bathroom, and to the first floor are the two bedrooms. UPVC double glazing and gas central heating from a combi boiler. A quaint and out of the way spot, but with also having the massive benefit of the amenities of Kidsgrove Town Centre within walking distance. You'll have to be quick to contact us for your viewing, we know this will be hugely popular and will be snapped up by the discerning buyer!



DIRECTIONS

Please follow Sat Nav with postcode ST7 4EX. Proceed off the main road in to Mount Pleasant, the property can be found on the right hand side

ACCOMMODATION

DINING ROOM

12' 5" x 11' 3" (3.78m x 3.43m)

UPVC front entrance door. Radiator. Gas fire with feature surround. Cupboards housing electric consumer unit and electric/ gas meters. Door to:

LOUNGE

12' 5" x 12' 1" (3.78m x 3.68m)

Fireplace surround (free standing fire not included in sale). Window to the rear, radiator. Understairs store area. Door to staircase to the first floor. Door to:

KITCHEN

12' 2" x 6' 2" (3.71m x 1.88m)

A well presented fitted kitchen with base and wall mounted cupboard units and worksurfaces over. Splash back tiling. Single drainer sink unit. Electric oven/ grill with gas hob and fitted extractor over. Space for a tall standing fridge/ freezer. Vinyl flooring. Window to the side aspect.



HALL

UPVC side access door. Space and plumbing for a washing machine. Wall mounted Main Eco Elite gas combi boiler.

BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

A panelled bath with shower attachment, low level W.C and a wash hand basin. Frosted window to the side. Fully tiled walls and tiled flooring. Radiator.



FIRST FLOOR LANDING

BEDROOM ONE

12' 11" x 12' 5" (3.94m x 3.78m)

Window to the front with a nice view. Radiator.

BEDROOM TWO

12' 5" x 12' 3" (3.78m x 3.73m)

Two windows to the rear, overlooking the rear garden. Radiator.





EXTERNALLY

REAR GARDEN

A paved patio low maintenance rear garden, enclosed with wall and with gated access to the rear alley, which then leads with steps up to the beautifully landscaped further tiered garden area, providing a stunning extra haven to get utterly lost in!

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 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:





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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