

Shaw's
& Company Estate Agents Ltd

Liverpool Road

Kidsgrove, ST7 4EW

- A CHARACTER SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- USEFUL LOFT ROOM & SHOWER/ W.C
- TWO RECEPTION ROOMS
- DOUBLE LENGTH KITCHEN
- CELLAR, UTILITY, CLOAKS/ WC
- PERIOD FEATURES, NEW ROOF
- PRIVATE REAR GARDEN

Offers In Region Of

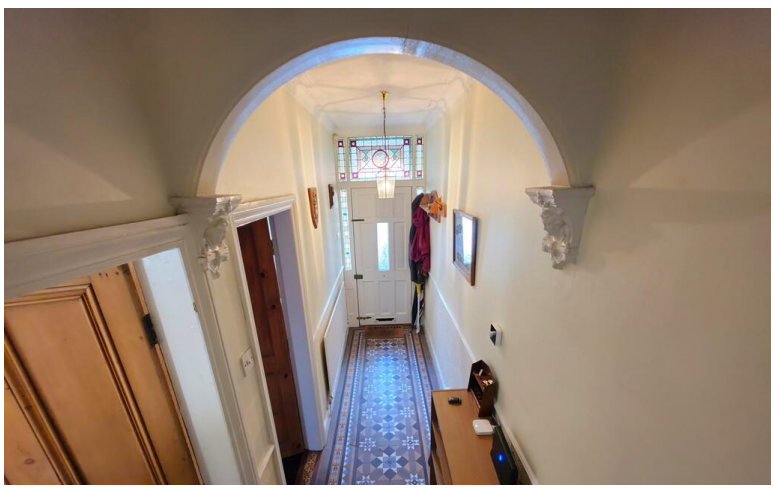
£220,000











Property Description

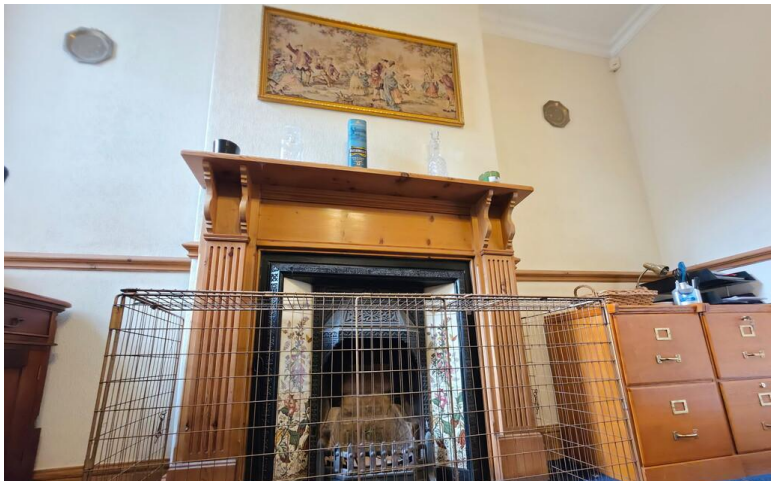
INTRO

Step inside 'The Old Manse' a beautiful period home, sitting in Kidsgrove Town Centre and BURSTING with character - This delightful and spacious family sized abode has been respectfully renovated and has so many features to take in and enjoy! Comprising front entrance hall, lounge, dining room, double length kitchen, useful cellar, utility and ground floor cloaks/W.C. To the first floor are THREE double bedrooms, a family bathroom, and boasting a well presented extra loft room with velux windows and potential ensuite. To the rear is a gorgeous and private paved and laid to lawn garden area. Ideal to local amenities on your doorstep of Kidsgrove, with the train station and bus routes, and with good road links to Stoke-on-Trent, Newcastle and Cheshire. New boiler and recently fitted roof. A special chance to capture a rare beauty at excellent value... Don't hesitate to contact us to get your viewing booked in!









DIRECTIONS

Please use postcode ST7 4EW for Sat Nav/ Google Maps. From Kidsgrove Town Centre, proceed from A50 Liverpool Road, and just before the town hall on the left, the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

14' 3" x 3' 10" (4.34m x 1.17m)

An original door with stained glass sections, leads to a beautiful hallways with original Minton flooring and radiator. Staircase to the first floor.

LOUNGE

12' 11" x 12' 8" (3.94m x 3.86m)

A beautifully styled living room with multi fuel stove (with newly fitted flue and chimney) and feature surround. Window to the front. Coving to the ceiling, wooden flooring. Radiator. Part panelled walls.

DINING ROOM

13' 8" x 12' 11" (4.17m x 3.94m)

Window to the rear, radiator. Original fire with feature surround. Coving to the ceiling.

KITCHEN

21' 10" x 9' 7" reducing to 7'1 (6.65m x 2.92m)

A well presented fitted kitchen, with two defined sections. One having a breakfast bar area, with cupboards and draws below and feature original clothes rail. Door to the side/ rear garden. A range of base and wall mounted cupboard units with granite work surfaces over. Two Belfast sinks. Brazilian floor tiles. An electric range cooker with hob and extractor hood above. Integrated dishwasher. Space for a tall fridge freezer. Concealed radiator. Window to the side. All white goods can be included within the sale. Door and steps down to the cellar area. Leads through to:

CELLAR

12' 4" x 7' 11" (3.76m x 2.41m)

A tidy and usable cellar area. Electric consumer unit and meter.

UTILITY ROOM

4' 11" x 4' 11" (1.5m x 1.5m)

Worksurface with wall cupboards. Small window to the side. Electric radiator. Brazilian floor tiles. Space and plumbing for a washing machine and small freezer. Wall mounted Worcester gas combi boiler, being fully serviced. Door to:



CLOAKS/ W.C
7' 5" x 4' 2" (2.26m x 1.27m)
A low level W.C and wash hand basin. Brazilian floor tiles. Electric radiator. Spotlights to the ceiling. Small window to the rear aspect.

FIRST FLOOR LANDING
Coving to the ceiling. Radiator. The smaller staircase leads to the loft room.

BEDROOM ONE
13' x 12' 9" (3.96m x 3.89m)
Window to the front, radiator.



BEDROOM TWO
12' 11" x 9' 8" (3.94m x 2.95m)
Window to the rear, radiator.

BEDROOM THREE
12' 5" x 9' 11" (3.78m x 3.02m)
Window to the side, radiator. Inbuilt storage cupboards.

BATHROOM
13' x 3' 10" (3.96m x 1.17m)
A panelled bath with overbath mains pressured shower. Part tiled walls. Low level W.C and wash hand basin. Radiator. Frosted window to the front.



LOFT ROOM
17' 9" x 12' 8" (5.41m x 3.86m)
An excellent sized room, with velux windows to the front and rear aspect. Feature beams. Carpeted and radiator. New bed, included in the sale. A small cupboard hole leads to a surprising further storage area to the eaves and rear of the building. This room doesn't have planning consent, and is accessed via a small staircase.

POTENTIAL ENSUITE
8' 10" x 3' 9" (2.69m x 1.14m)
An enclosed shower cubicle with mains shower, low level W.C, wash hand basin and chrome towel radiator. Velux window. A potential ensuite, subject to planning permission.

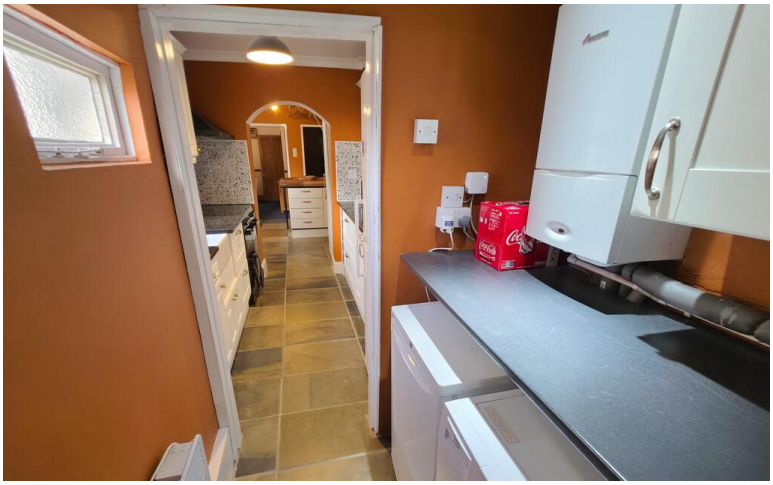


EXTERNALLY

FRONTAGE
With steps up to the front forecourted area. Enclosed by wall and iron fencing. Potting area to the front. Secure gated access through to the side. Our vendor has been quoted approx £12,000 for a parking space/ driveway to be built here.









REAR GARDEN
A private garden enclosed with fencing. Initially a paved area, with feature pergola and decking seating area below, leads to a laid to lawn garden with pleasant shrub borders. Timber shed, with electric power and lighting and workbench within, and separate log store.

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 B

EPC RATING (PDF available online)
Current: 56D Potential: 82B





























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 Visual Builder



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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