



**Cooper Place**  
**Kidsgrove, ST7 4BE**

- VERY SPACIOUS SEMI DET HOUSE
- APPROX 119 SQM OF ACCOMMODATION
- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN/DINER/LOUNGE
- 3 SPACIOUS BEDROOMS & BATHROOMS
- THREE STOREY RESIDENCE
- WELL APPOINTED KITCHEN
- CONVENIENT LOCATION

**£220,000**





## Property Description

### INTRO

A spacious three storey home of approx 119 SQM of lots of accommodation which must be seen to be appreciated, comprising hallway, a spacious open plan kitchen/dining & lounge with french doors to the rear garden, two bedrooms, a family bathroom, a second floor master bedrooms with ensuite & lots of storage space. A B rated EPC, UPVC double glazing & gas central heating. Externally a rear garden area, parking to the frontage. Externally access to all amenities for shopping, schools, road and rail links. Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4BE. From Liverpool Road, turn in to Heathcote Street. Do we turn left or right in to Cooper Place ?the property can be found on the right hand side of the Cul De Sac, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a composite front external part glazed door. Staircase to the first floor, radiator.

#### LOUNGE/DINER/KITCHEN

30' x 15' 2" (9.14m x 4.62m) RED TO 11'10

A large open plan space with defined areas. With a window to the front elevation is the kitchen, having a range of wall and base units, single drainer sink unit with mixer tap, quartz worksurfaces. Wall cupboard with a Logic Combi C35 gas boiler. Built in oven and hob with extractor over, integrated fridge freezer. A defined dinning area leads to the lounge, which has French doors overlooking the garden. Understairs store area.



#### CLOAKROOM

Low level W.C, wash hand basin, radiator.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM TWO

15' 3" x 10' 8" (4.65m x 3.25m)

Two windows to the rear elevation, radiator.

#### BEDROOM THREE

11' 1" x 8' 6" (3.38m x 2.59 m)

Window to the front elevation, radiator.



#### BATHROOM

8'5 x 7'11

Comprising a panelled bath, double enclosed shower cubicle with shower screen walls, low level W.C wash hand basin with cabinet, radiator. Fully tiled walls where visible, Radiator. Extractor fan.

#### SECOND FLOOR

Door to:

#### MASTER BEDROOM

19' 9" x 15' 3 max" (6.02m x 4.65 m)

Velux roof windows. Storage to the eaves, radiator. A walk in storage area. A generous sized master bedroom. Door to:

#### ENSUITE

Comprising and enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling to the walls, radiator.

#### EXTERNALLY

#### FRONTAGE

With two parking spaces to the front of the house.





#### REAR

A landscaped garden laid to lawn. The garden attracts afternoon sun. Enclosed with fencing.

#### 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](mailto: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 C

#### EPC RATING (PDF available online)

Current: Potential:







## 14 Cooper Place, ST7 4BE



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 Floor Plan Creator