Shaw's
& Company Estate Agents Ltd

Clough Hall Road

Clough Hall, ST7 1AR

£310,000

- A SEMI DETACHED EXTENDED HOUSE
- FOUR BEDROOMS
- FULLY NEWLY RENOVATED THROUGHOUT
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER AREA
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR SHOWER ROOM
- LARGE DRIVEWAY & FAMILY SIZED REAR GARDEN
- NEW GAS CENTRAL HEATING SYSTEM & REWIRED ELECTRICS

Clough Hall Road, Clough Hall, Stoke-on-Trent

Property Description

INTRO

Have that WOW factor, from the moment you step inside! With NO CHAIN - This FOUR BEDROOM semi detached family sized home isn't an opportunity you are going to want to miss! Boasting a truly gorgeous presentation throughout, and set in the highly sought after Clough Hall - This newly modernised property comprises an entrance hall, lounge, modern kitchen/ dining room, an inner hall, ground floor bedroom four and bathroom, and to the first floor are the further three bedrooms and modernised shower room. Featuring a resin driveway to the front with parking for multiple vehicles, and to the rear is a beautiful family sized garden with paved porcelain and large laid to lawn area. Newly fitted UPVC double glazing and new gas central heating system from a combi boiler, rewired electrics, re-plastered, new decor, and flooring throughout. Fully newly rendered and re-insulated to all walls. A beautiful quiet location, with woodland to the rear, yet also being to nearby to popular schools, amenities and road links across the city. Also on the doorstep to the popular Bathpool Park and Clough Hall

Park. 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 use postcode ST7 1AR for Sat Nav/ Google Maps. From The Avenue, Kidsgrove, turn into Clough Hall Road and follow the road to the left. The property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

11' 6" x 6' 4" (3.51m x 1.93m)

Front composite entrance door. Staircase to the first floor. Laminate flooring. A useful understairs storage cupboard, also houses the newly fitted consumer unit and electric meter. Radiator.

LOUNGE

13' 10" x 11' 4" (4.22m x 3.45m)

Bay window to the front reception room, with radiator. Spotlights to the ceiling.

KITCHEN/ DINING ROOM

18' 2" x 12' 2" (5.54m x 3.71m)

A newly modernised kitchen with base and wall mounted cupboards, and worksurfaces over. Splash back tiling. Single drainer sink unit. Eye level integrated electric oven/grill. Separate electric induction hob and fitted extractor hood over. Space/ plumbing for a washing machine or dishwasher. Integrated tall standing fridge freezer. Laminate flooring. A defined spacious open reception room for dining. UPVC windows and bifolding doors to the rear garden. Spotlights to the ceiling.

INNER HALL

18' 10" x 3' 0" (5.74m x 0.91m)

Leading through to the left of the entrance hall. Laminate flooring. Door to a useful store cupboard, also having newly fitted Baxi 400 gas combi boiler, and with space/ plumbing for a washing machine, with a useful worktop over (which could house a stacked dryer, if required).

GROUND FLOOR BEDROOM 4

15' 1" x 9' 5" (4.6m x 2.87m)

Window to the front, radiator.

GROUND FLOOR BATHROOM
8' 5" x 7' 1" (2.57m x 2.16m)
A newly modernised bathroom suite, with fully tiled walls and flooring. Panelled bath, with overbath shower, low level W.C and wash hand basin with integrated vanity cupboards. Chrome towel radiator. Extractor fan. Frosted window to the rear. Spotlights to the ceiling.

FIRST FLOOR LANDING
Window to the side. Access to the loft (being part boarded and fully insulated).

BEDROOM ONE
14' 2" x 11' 4" (4.32m x 3.45m)
Bay window to the front, radiator.

BEDROOM TWO
12' 2" x 11' 4" (3.71m x 3.45m)
Window to the rear, radiator.

BEDROOM THREE
8' 11" x 6' 4" (2.72m x 1.93m)
Window to the rear, radiator.

SHOWER ROOM
7' 0" x 6' 3" (2.13m x 1.91m)
A newly modernised shower room with fully tiled walls and flooring. Enclosed shower cubicle, having two point pressure showers. Low level W.C and wash hand basin. Chrome towel radiator. Extractor fan. Frosted window to the front. Useful overstairs open storage area.

EXTERNALLY
The whole building has been newly rendered.

FRONT & DRIVEWAY
A great sized resin imprinted driveway having off-road parking for multiple vehicles. Also with a nice laid to lawn garden section, enclosed with a wall.

REAR GARDEN
A beautifully presented paved porcelain seating area, opens up to a gorgeous family sized laid to lawn garden. Enclosed with all new fencing to the sides and rear, with a wonderful woodland outlook to the rear.

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.

AI IMAGERY

Please note we have included 3 extra AI images of the lounge, kitchen and patio - to showcase the space and potential staging - None of the furniture is included in the sale (and all normal images are also shown)

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 C

EPC RATING (PDF available online)

Current: 75 Potential: 83B

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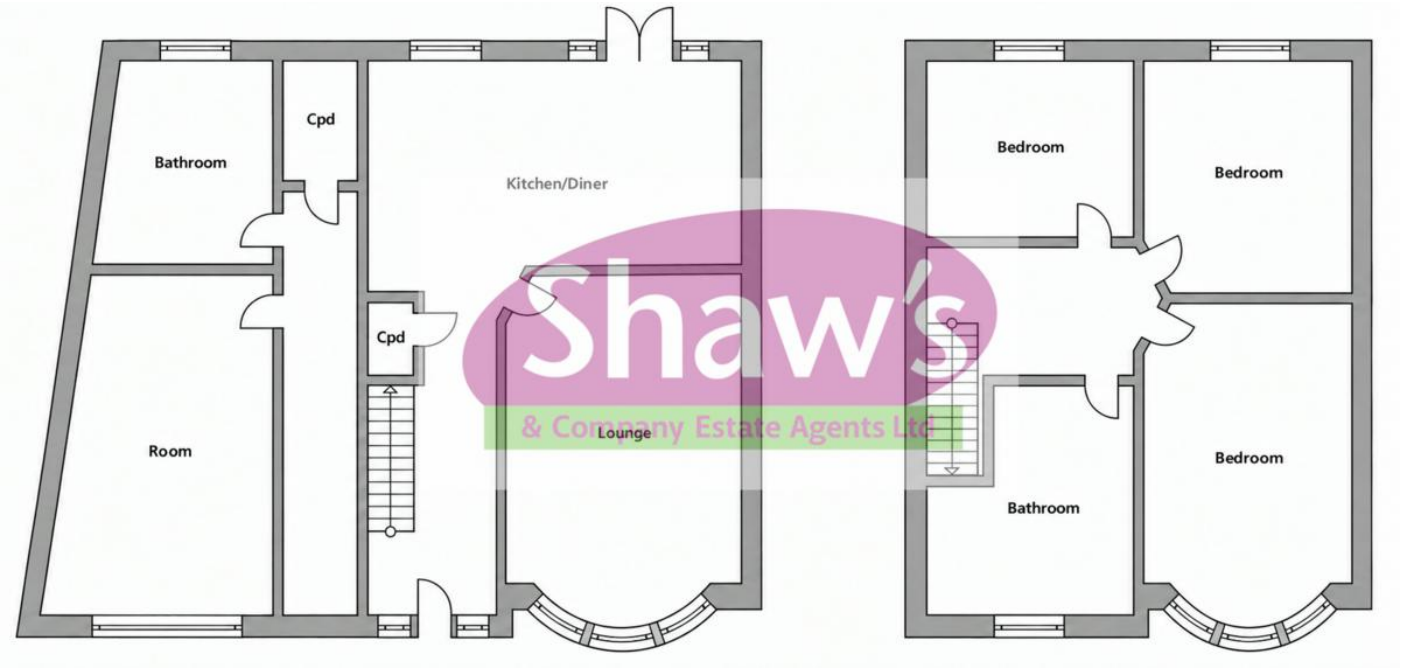
FOR SALE



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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