

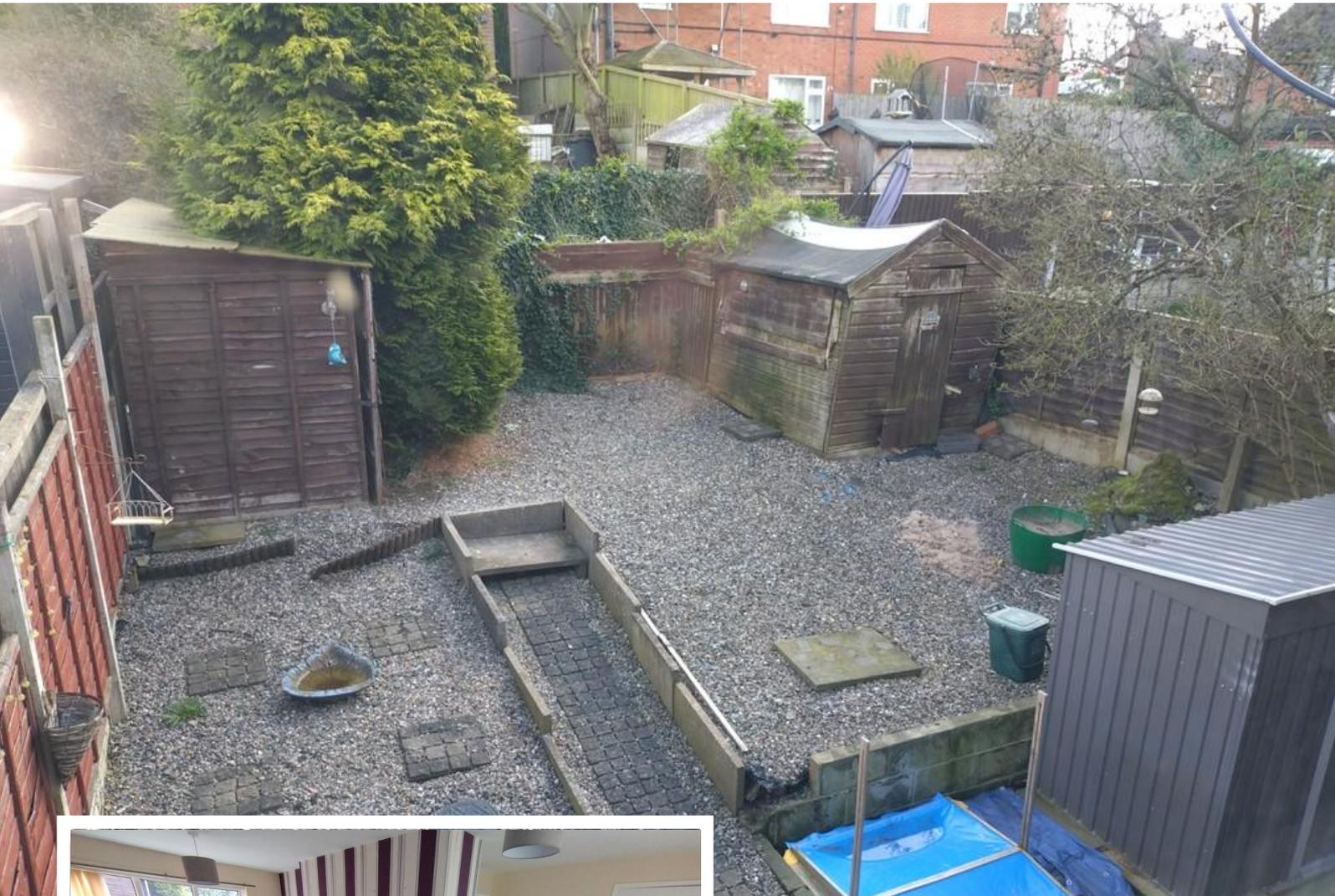


**Essex Drive**  
**Kidsgrove, ST7 1HE**

- A SEMI DETACHED HOUSE
- FOR INVESTORS ONLY
- SCHINDLER CONSTRUCTION
- HALL, LOUNGE/DINING ROOM
- KITCHEN, 3 BEDROOMS & BATHROOM
- UPVC D/G, GCH
- EASY ACCESS TO THE A34/A500
- CONVENIENT LOCATION

**£90,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a Schindler house ideal for cash buyers only, no chain, comprising hall, a spacious L shaped lounge/dining room, kitchen, three bedrooms, a first floor bathroom & separate W.C. Externally a frontage for parking, a gravelled rear garden. UPVC double glazing, gas central heating. The property is within easy access to all amenities, road links etc. An ideal family home or for a landlord investor. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1HE. Turn off Victoria Avenue and in to Essex Drive, the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, radiator.



#### LOUNGE/DINER

17' 10" x 15' 9" (5.44m x 4.8m)

Window to both front and rear elevations. An generous size L shaped room. Two radiators, door to:

#### KITCHEN

11' 11" x 8' 4" (3.63m x 2.54m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Understairs store, external side access door.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:



#### BEDROOM ONE

14' x 9' 6" (4.27m x 2.9m)

Window to the front elevation, radiator.

#### BEDROOM TWO

14' 2" x 8' (4.32m x 2.44m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

9' 1" x 6' 6" (2.77m x 1.98m)

Window to the front elevation, radiator.



#### BATHROOM

Window to the rear elevation. Suite comprising; panelled bath, wash hand basin. Splash back tiling, radiator.

#### WC

Window to the side elevation. Low level W.C.

#### EXTERNALLY

##### FRONTAGE

A gravel area provides off road parking.

##### REAR

Patio area with gravel borders.

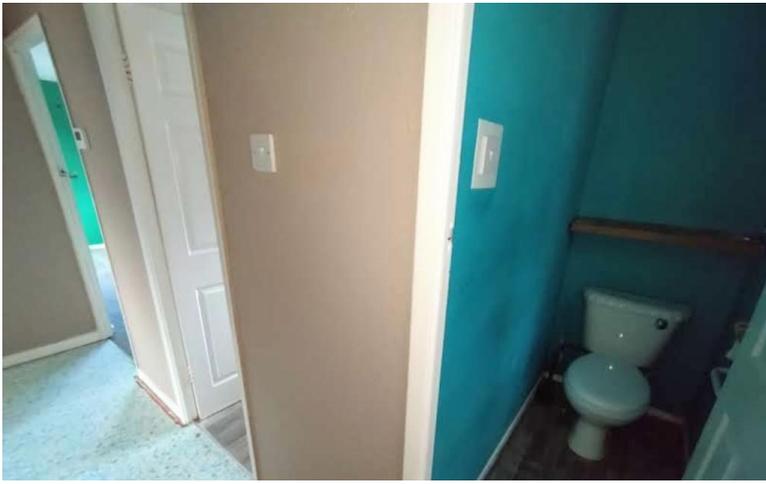


#### VIEWING ARRANGEMENTS

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 A

#### EPC RATING (PDF available online)

Current: Potential:









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

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[enquiries@shawsandco.co.uk](mailto: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 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