

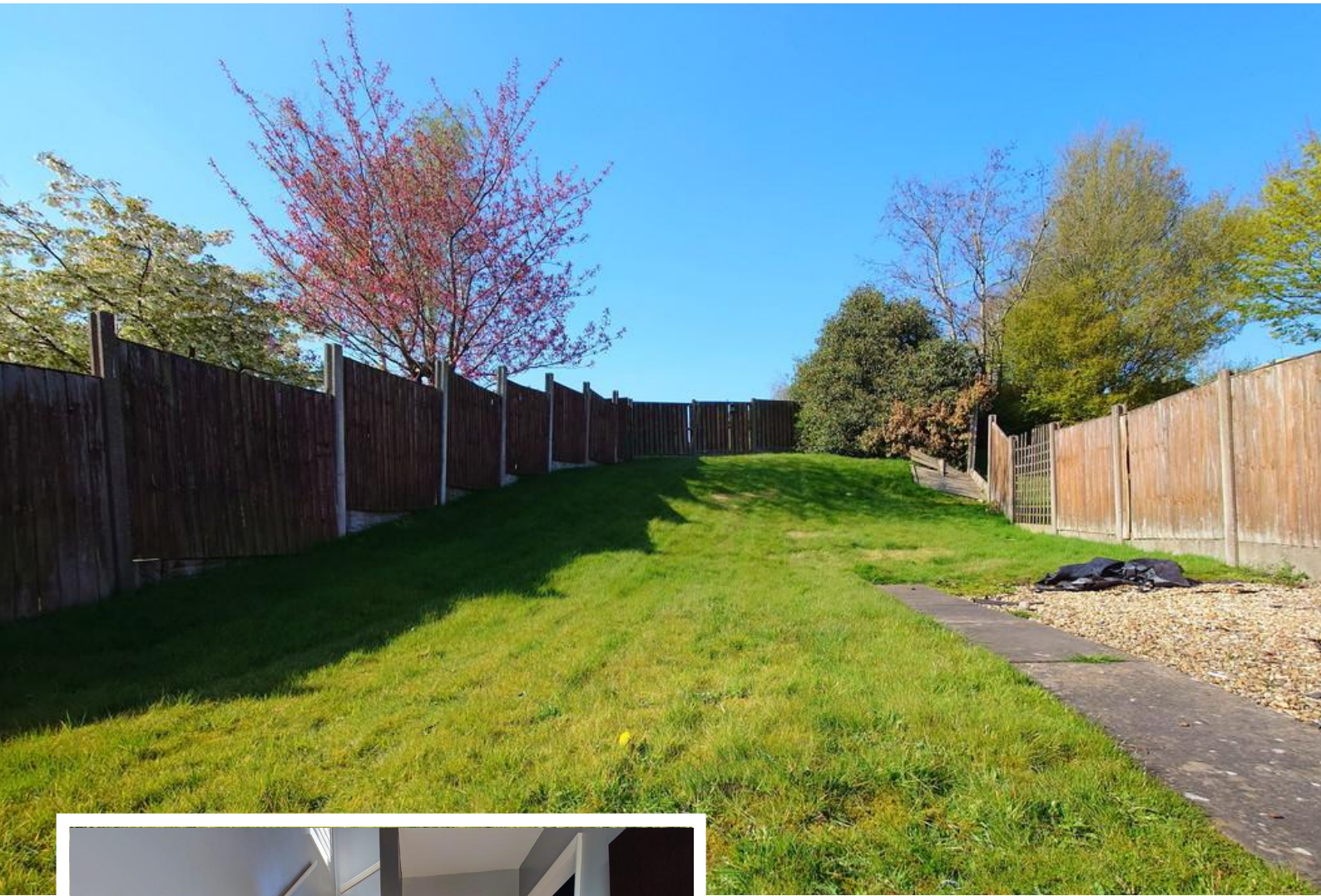


Winghay Road
Kidsgrove, ST7 4XJ

- A SEMI DETACHED HOUSE
- NO CHAIN, FURTHER POTENTIAL WITHIN
- TWO BEDROOMS
- SHARED OWNERSHIP PROPERTY
- 50% OWNERSHIP AVAILABLE, LEASEHOLD
- LONG DRIVEWAY, GARAGE/STORE
- POPULAR ESTATE, LOVELY GARDENS
- ON THE DOOSTEP TO BIRCHENWOOD COUNTRY PARK

£70,000

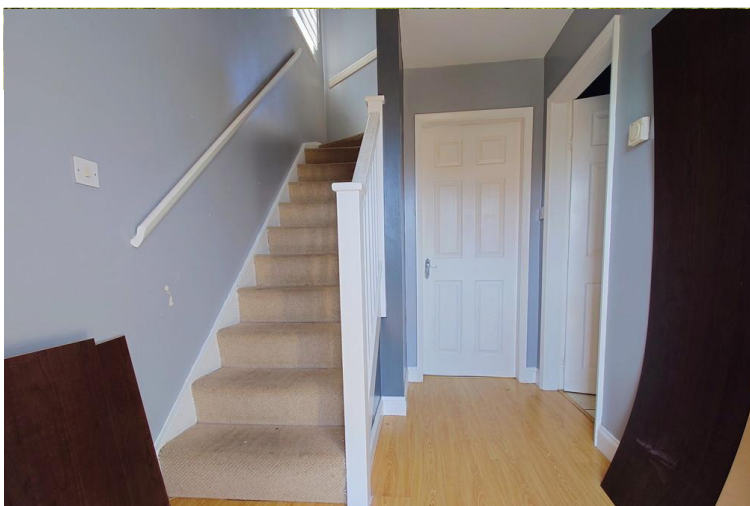




Property Description

INTRO

New on the market! A TWO BEDROOM semi detached house available with NO CHAIN - Selling as 50% shared ownership Leasehold sale (see full details for more info) Set on a popular estate, with a long driveway to the front, garage/store and featuring a great sized and lovely presented rear garden! Comprising entrance, kitchen, lounge/ dining room, two bedrooms and a bathroom. On the doorstep to the popular Birchenwood Country Park. UPVC double glazing and gas central heating. Further potential to update and improve. Viewing essential - An amazing opportunity to get your step on the property ladder!





SHARED OWNERSHIP/ TENURE

Please note the property is sold on a 50% Shared ownership basis. The Tenure is leasehold with the lease information/ costs being:

Date: 18th December 1998

Lease Commencement Date: 1st October 1998

Term: 99 years

Percentage Owned : 50%

Purchase price of above share: £77,500

Breakdown of Rent and Service Charge PCM *

Rent - £204.10

Service Charge – £25.96

Buildings Insurance – £10.27

Total - £240.33

Staircasing Restrictions

None

S106 Local Connection Criteria

None



The other 50% Share is owned by Staffs Housing.

DIRECTIONS

Please use postcode ST7 4XJ for Sat Nav/ Google Maps.

From Mount Road, Kidsgrove, turn left into Winghay Road, and follow the road round to the left, where the property is then situated on the right hand side as identified by our For Sale sign.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door . Staircase to the first floor.

KITCHEN

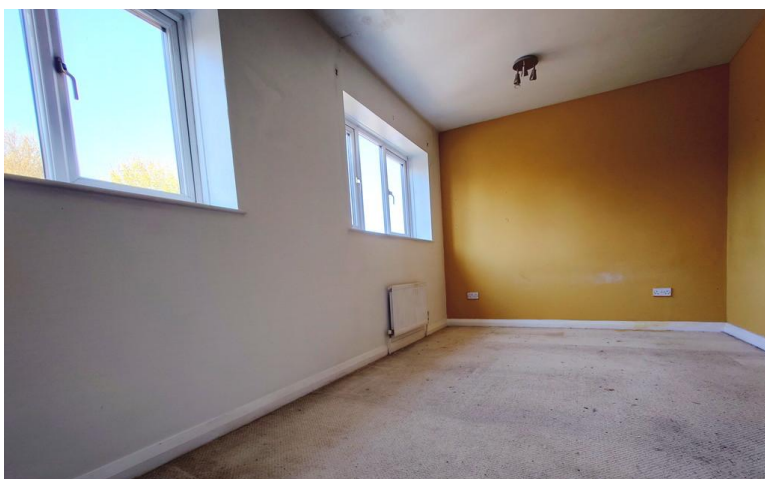
9' 8" x 8' 3" (2.95m x 2.51m)

Comprising base and wall mounted cupboard units and worksurfaces over. Single drainer sink unit. Window to the front, radiator. Space for oven/grill and hob. Vaillant condenser boiler head unit.

LOUNGE

15' 4" x 11' 8" (4.67m x 3.56m)

UPVC rear door. Window to the rear, radiator. Laminate flooring. Door to useful understairs store cupboard, also having electric consumer unit.





FIRST FLOOR LANDING

Door to storage cupboard with hot water cylinder tank.
Radiator. Window to the side.

BEDROOM ONE

15' 4" x 8' 11" (4.67m x 2.72m)

Two windows to the rear, radiator.

BEDROOM TWO

12' 7" x 8' 8" (3.84m x 2.64m)

Window to the front, radiator.



BATHROOM

6' 3" x 5' 7" (1.91m x 1.7m)

Comprising a panelled bath and electric shower over, low level W.C and wash hand basin. Window to the front.

EXTERNALLY

FRONT GARDEN

A landscaped and well presented front garden, with Tarmac driveway. And a timber gate, leading the drive to the side of the house.

REAR GARDEN

Has to be seen to be fully appreciated! A paved patio area, leads to steps up to a large laid to lawn garden area. Enclosed with fencing. External power point. A timber Garage/storage/shed.



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 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 .

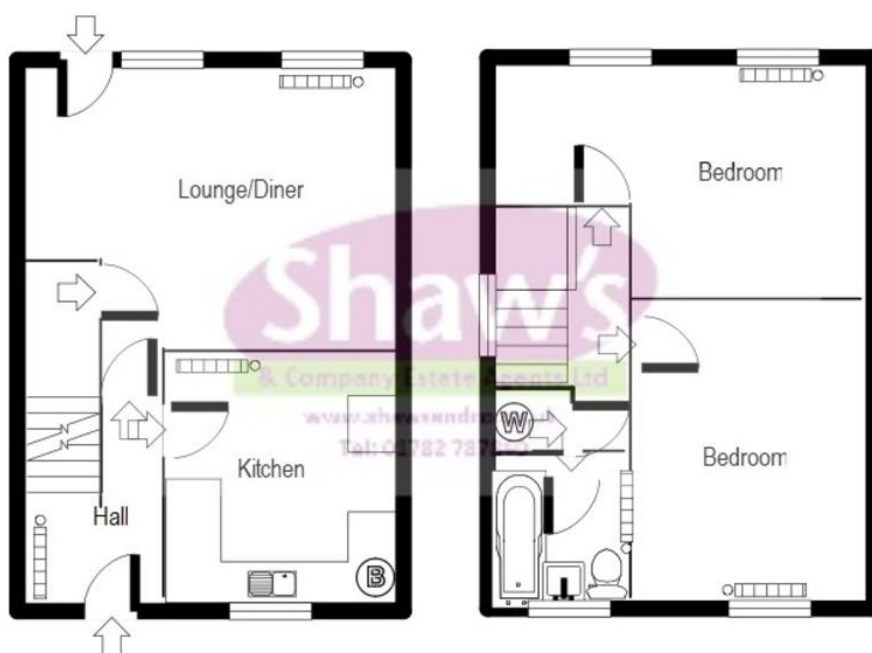
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 71C Potential: 87B







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.

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