



**Maryhill Close
Kidsgrove, ST7 4DH**

- A SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- NO CHAIN, CASH BUYERS ONLY
- HALL, SPACIOUS LOUNGE/DINING ROOM
- KITCHEN, FAMILY BATHROOM
- THREE BEDROOMS
- UPVC D/G & GAS C/H
- POPULAR & CONVENIENT LOCATION





Property Description

INTRO

A three bedroom semi detached house with NO CHAIN - An ideal family home or first time buy in a nice tucked away location - Comprising hallway, a spacious lounge/dining room, a fitted kitchen, three bedrooms, a family bathroom. Externally parking to the front. A landscaped good sized rear garden area, attracting the afternoon sun. UPVC double glazing & gas central heating. The property is located within easy access to all amenities as well as countryside, canal side walks and Birchenwood Country Park. Viewing imperative to fully appreciate the property.

CASH BUYERS ONLY

We understand due to having spray foam insulation in the loft, that mortgage lenders won't grant a mortgage (until this has been removed) Due to this we are offering the property for sale to cash buyers only. The vendors have reduced the asking price accordingly to allow for applicants to remove this themselves.





DIRECTIONS

Please follow Sat nav with postcode ST7 4DH. Turn in to the Cul De Sac and the property can be found at the head of the Close.

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, store area, radiator. Window to the front. Store cupboard.

LOUNGE/DINER

19' 10" x 11' 7" (6.05m x 3.53m)

Window to the front elevation. Feature fireplace, radiator. Glazed patio doors to the rear.



KITCHEN

11' 10" x 9' 1" (3.61m x 2.77m)

Window to the rear elevation. A range of base and wall units, single drainer sink unit, work surface. Built in oven, fridge and separate freezer, space for a washing machine & dryer, hob with extractor over. Splash back tiling to the walls, radiator. External side access door.

FIRST FLOOR LANDING

Window to the side elevation, access to the loft. There is currently a stair lift in place which is ideal for those with mobility issues (however our vendors would remove this prior to completion for anyone who doesn't require it).

Doors to:

BEDROOM ONE

11' 3" x 9' 9" (plus wardrobes) (3.43m x 2.97m)

Window to the front elevation, fitted wardrobes, radiator.

BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m)

Window to the rear elevation with a far reaching view, fitted wardrobes, radiator.

BEDROOM THREE

9' 10" x 6' 1" (3m x 1.85m)

Window to the front elevation, radiator.

BATHROOM

Windows to both rear and side elevations. Suite comprising: panelled bath, shower enclosure, low level W.C, wash hand basin. Splash back tiling, radiator.

EXTERNALLY

FRONTAGE

A block paved driveway provides off road parking to the front and side. Astro turf lawn.





REAR

A good sized landscaped garden attracting the afternoon sun. Laid to lawn, patio area.

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.

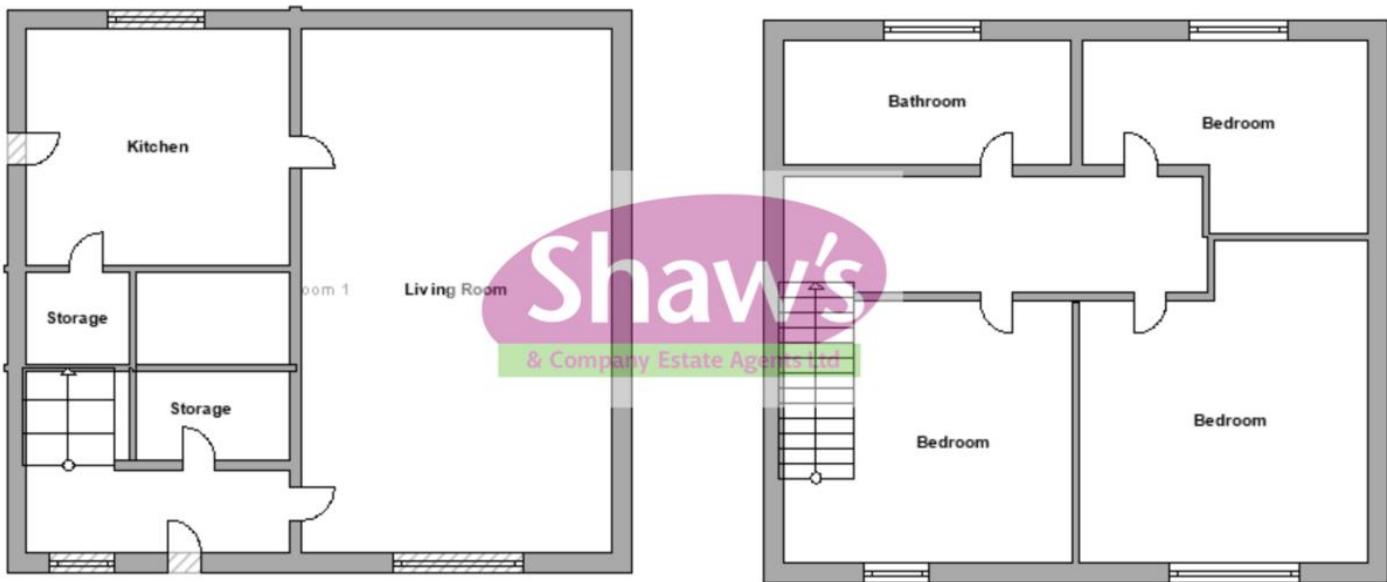
COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 69C Potential: 84B







Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floorplan 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.