



Peckforton View
Kidsgrove, ST7 4TA

- A SEMI DETACHED HOUSE
- NO CHAIN
- GOOD SIZED ACCOMODATION
- PORCH, LOUNGE, KITCHEN/DINING ROOM
- OFFICE/GAMES ROOM
- THREE BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£170,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a spacious EXTENDED semi detached house with NO CHAIN and ready to move into! Comprising an entrance porch, spacious lounge, updated kitchen/dining room, dining room/games room, cloaks/w.c utility, attached garage, three bedrooms, a white family bathroom. Externally a landscaped front garden, driveway, a rear garden area with decking. UPVC double glazing & gas central heating. The property is located within a pleasant cul de sac yet within easy access to all amenities, countryside, Bathpool Park and good road links to the A500/A34. Viewing essential without delay!

DIRECTIONS

Please follow Sat Nav with postcode ST7 4TA. From Kidsgrove town centre, proceed along Kidsgrove Bank, turn right in to Stone Bank Road. Turn left in to Peckforton View. The property can be found on the left hand side as identified by our for sale sign.





ENTRANCE PORCH

Entered through a UPVC door. Tiled floor.

LOUNGE

15' 1" x 14' 4" (4.6m x 4.37m) MAX

Bow window to the front elevation. Coving to the ceiling.

Stairs to the first floor. Radiator. Door to;

KITCHEN/DINER

15' 1" x 8' 3" (4.6m x 2.51m)

Window to the rear elevation. A range of updated wall and base units, single drainer sink unit, worksurfaces. Built in electric oven and hob with extractor over. Splash back tiling. A walk in Understairs store area.



REAR PORCH

Glazed door to the garden. Window to the rear.

DINING ROOM/GAMES ROOM

9' 3" x 8' 9" (2.82m x 2.67m)

Window to the rear elevation. Radiator. Door to:

ATTACHED GARAGE

15' 3" x 7' 6" (4.65m x 2.29m)

Electric up and over door. Radiator.



FIRST FLOOR LANDING

Access to the loft. Doors to:

BEDROOM ONE

12' 2" x 8' 11" (3.71m x 2.72m)

Window to the front elevation. Radiator.

BEDROOM TWO

10' 5" x 8' 9 MAX" (3.18m x 2.67m)

Window to the rear elevation. Store cupboard. Radiator.

BEDROOM THREE

6' 5" x 5' 11" (1.96m x 1.8m)

Window to the front elevation. Radiator.



BATHROOM

Window to the rear elevation. A white suite comprising: A paneled bath with over bath shower, low level W.C, wash hand basin. Splash back tiling. Chrome towel radiator.

EXTERNALLY

FRONT

Laid to lawn. Driveway provides off road parking.

REAR

A tiered garden area and a 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 B

EPC RATING (PDF available online)

Current: 67D Potential: 85B









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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 and 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