

Shaw's
& Company Estate Agents Ltd

Silverstone Crescent

, ST6 6XP

- NEW BUILD SEMI DETACHED
- SPACIOUS RESIDENCE
- APPROX 160 SQM, LARGE CORNER PLOT
- OPEN PLAN KITCHEN/DINER
- LOUNGE, CLOAKS/W/C, BOOT ROOM
- THREE BEDROOMS
- ENSUITE & BATHROOM
- HIGH SPECIFICATION

£320,000











Property Description

INTRO

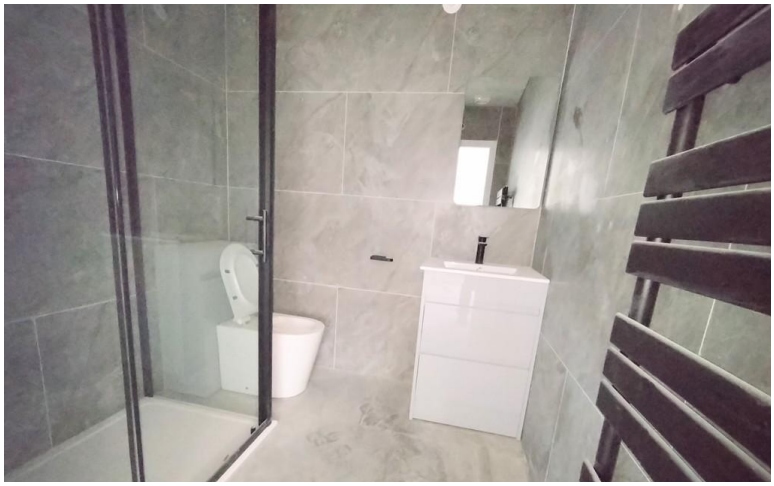
Shaw's & Co are delighted to offer For Sale Plot 3 A good sized corner plot - A spacious stunning new build detached residence of approx 154 SQM with a high specification throughout which must be viewed to be fully appreciated comprising a spacious hallway, cloaks/w.c, boot room, lounge, an open plan spacious kitchen/dining room inc appliances, 3 spacious bedrooms, a family bathroom, ensuite. All high spec throughout which must be seen to be fully appreciated! Externally a good sized corner plot with gardens to the front side and rear. UPVC double glazing, composite entrance door. Ceramic tiled floors, under floor heating to the ground floor, gas radiators to the first floor. An attached garage. (the property is within easy access to great road links, rail links and plenty of walkways, cycle paths etc. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6XP. Turn off the Tunstall Northern bypass and in to Turnhurst Road. The









development can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL
Entered through a composite front door. Ceramic tiled floor.

STORE/BOOT ROOM

CLOAKS/W.C
With a low level W.C wash hand basin, ceramic tiled floor.

KITCHEN/DINER/FAMILY ROOM
23' 3" x 21' 2" (7.09m x 6.45m)
Window to the rear elevation. A luxury range of wall and base units, inset sink with quartz work surface. Built in oven and hob with extractor over, integrated dishwasher and fridge freezer.

LOUNGE
12' 11" x 11' 11" (3.94m x 3.63m)
Window to the front elevation.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE
15' 4" x 12' 1" (4.67m x 3.68m)
Window to the front elevation, radiator. Door to:

ENSUITE
Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, radiator.

BEDROOM TWO
13' 4" x 10' 4" (4.06m x 3.15m)
Window to the rear elevation, radiator.

BEDROOM THREE
13' 4" x 10' 5" (4.06m x 3.18m)
Window to the rear elevation, radiator.

BATHROOM
Window to the side elevation. Suite comprising: Panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator.

FRONTAGE
A landscaped garden laid to lawn. A driveway provides off road parking.

EXTERNALLY









GARAGE

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.

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 TBC

EPC RATING (PDF available online)
Current: Potential:

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

www.shawsandco.co.uk
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