



Spey Drive
Kidsgrove, ST7 4AF

- BEAUTIFULLY PRESENTED
- SUPRISINGLY SPACIOUS
- SEMI DETACHED DORMER BUNGALOW
- UPDATED & WELL IMPROVED
- WELL APPOINTED KITCHEN, inc appliances
- LANDSCAPED GARDENS TO FRONT & REAR
- SPACIOUS CONSERVATORY
- CUL DE SAC

£299,999





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a surprising spacious semi detached dormer bungalow beautifully presented, no chain, well improved and updated, to offer a beautiful home for the discerning buyer which must be viewed to be fully appreciated! Comprising a well appointed extended break fast kitchen including integrated appliances, a spacious lounge, inner hall/study, a recently updated spacious UPVC conservatory to the rear. a ground floor bedroom, a family bathroom. Located to the first floor, a spacious master bedroom, ensuite/w.c, a second bedroom. Externally are beautifully landscaped gardens to the front with plenty of parking. A lovely landscaped rear garden area with decking and a useful timber outbuilding for hobbies, interests etc. The property is within a excellent school catchment area. UPVC double glazing & gas central heating by Smart & Hive. Viewing essential without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4AF. Turn left in



to the Cul De Sac and the property can be found on the left hand side, as identified by our for sale sign.

KITCHEN/DINER

13' 2" x 12' 7" (4.01m x 3.84m)

Entered through a composite door. Two velux windows to the front elevation. A range of wall and base units, single drainer sink units, granite work surfaces. Built in double oven, ceramic hob with a chimney style extractor over, integrated dishwasher and fridge freezer. Central island, wine rack, plinth lighting. Victorian style radiator. French doors lead to the rear garden. Laminate flooring.



LOUNGE

15' 10" x 10' 1" (4.83m x 3.07m)

Bow window to the front elevation, oak block flooring, radiator.

INNER HALL

Staircase to the first floor. Radiator, useful under stairs store area. Glazed doors lead to:

CONSERVATORY/GAMES ROOM

15' x 9' (4.57m x 2.74m)

A recent addition to the property, with all the UPVC being built in 2025. Dwarf wall construction with double glazed windows and door. Radiator.



BEDROOM THREE (GROUND FLOOR)

13' x 8' 6" (3.96m x 2.59m)

Window to the rear elevation, radiator.

GROUND FLOOR BATHROOM

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

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

18' 6" x 8' 9" (5.64m x 2.67m)

Window to the rear elevation, radiator. Velux window to the front. Door to;

ENSUITE/W.C

Window to the rear elevation. Low level W.C, wash hand basin. Shower screen walls, radiator.

BEDROOM TWO

12' 10" x 6' 6" (3.91m x 1.98m)

Velux windows, radiator.





EXTERNALLY

FRONTAGE

A driveway provides off road parking, a broken slate finish area provides further parking. A gate at the side of the property leads to;

REAR GARDEN

A generous size landscaped garden with a large decked area leading to a full width patio area and an Astro turfed area. An attractive useful timber open fronted outbuilding provides space for hobbies interests etc or BBQ or Hot Tub area. All a low maintenance garden area.



OUTBUILDING

A purpose built construction with a pitched roof and open frontage. Ideal for hobbies and interests.

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 .

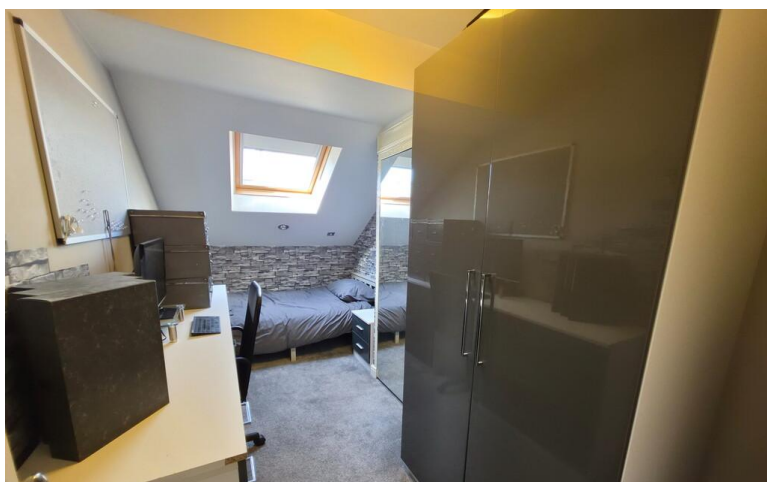
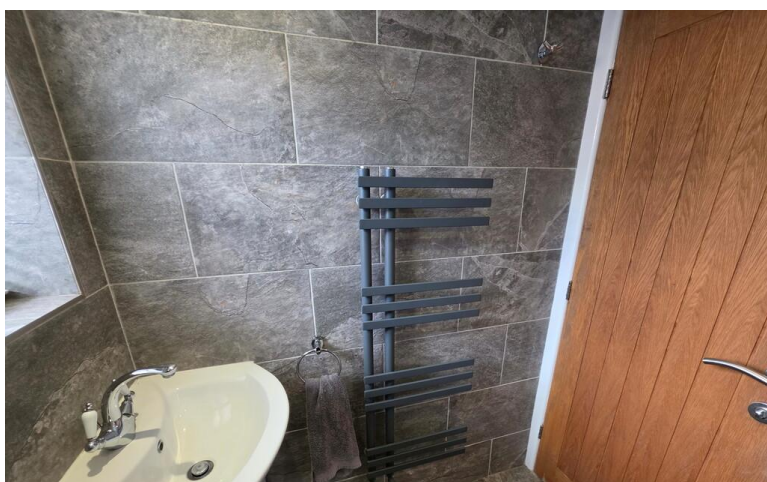




LOCAL AUTHORITY
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)
Current: Potential:







25 Spey Drive



25 Spey Drive



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