

Shaw's
& Company Estate Agents Ltd

Hornbeam Drive

, ST6 6UX

- A DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- SPACIOUS ACCOMMODATION
- LOUNGE, KITCHEN/DINING ROOM
- CLOAKS/WC, INTEGRAL GARAGE
- 3 DOUBLE BEDROOMS
- ENSUITE & FAMILY BATHROOM
- UPVC D/G & GAS C/H

£285,000











Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented detached residence within a well regarded location, recently constructed so offering a pleasant spot set back within a cul de sac all of which must be viewed to be fully appreciated, comprising, hall, lounge, a spacious kitchen/dining room, rear hall, cloaks/w.c, an integral garage, three double bedrooms, ensuite and a family bathroom. Externally a frontage provides parking, a front garden, a pleasant outlook. A landscaped rear garden area with a lawn and patio. UPVC double glazing and gas central heating, a "B" rated EPC. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6UX. Turn in to the road and the property can be found on the right hand side.

ENTRANCE HALL

Front entrance door, radiator. Internal door to:









LOUNGE
14' 5" x 11' (4.39m x 3.35m)
Window to the front, radiator, laminate flooring. Door to:

KITCHEN/DINER
18' 7" x 10' 10" (5.66m x 3.3m)
Comprising a fitted kitchen area with base and wall units, worksurfaces, single drainer sink units. Built in oven, hob and extractor. Radiator, window to the rear. A defined dining area, French doors to the rear garden.

REAR HALLWAY
Door to:

CLOAKROOM
With a low level W.C, window to the rear.

INTEGRAL GARAGE
19' 8" x 11' (5.99m x 3.35m)
With up and over front door. Wall mounted Logic gas central heating boiler.

FIRST FLOOR LANDING
Access to the loft.

BEDROOM ONE
13' 6" x 12' 5" (4.11m x 3.78m)
Window to the rea , radiator.

ENSUITE
Comprising a low level W.C, wash hand basin. Splash back tiling, radiator.

BEDROOM TWO
11' 1" x 10' 9" (3.38m x 3.28m)
Window to the front, radiator.

BEDROOM THREE
11' 5" x 8' 6" (3.48m x 2.59m)
Window to the front, radaitor.

BATHROOM
9' x 9' (2.74m x 2.74m)
Comprising a panelled bath, low level W.C, wash hand basin. Enclosed shower cubicle. Window to the rear. Store cupboard.

EXTERNALLY

FRONTAGE
A double width driveway provides parking spaces. Lawn garden, path to the side.









REAR GARDEN
A rear garden area laid to lawn with a patio area, all enclosed. The garden attracts the afternoon sun.

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.

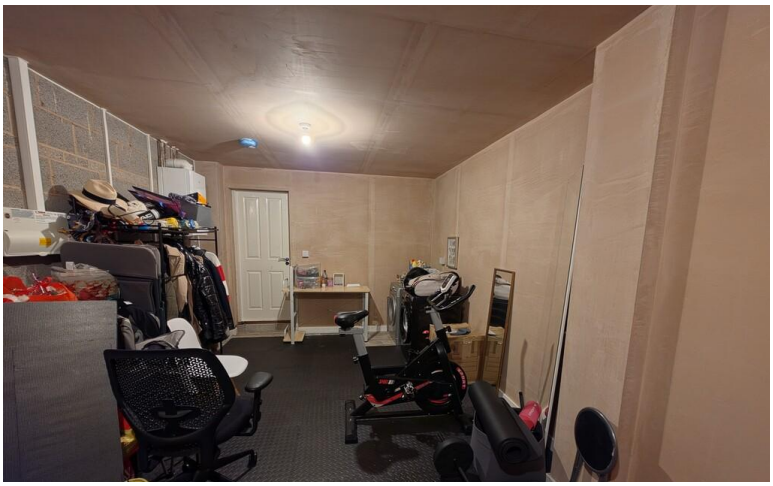
VALUATION
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising 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
Stoke On Trent City Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)
Current: Potential:














HORNBEAM DRIVE

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