



46 Victoria Avenue
Kidsgrove, ST7 1EY

- SEMI DETACHED HOUSE
- NO CHAIN
- SET WITHIN LANDSCAPED GARDENS
- HALL, SPACIOUS KITCHEN/DINING ROOM
- L SHAPED LOUNGE
- THREE BEDROOMS & BATHROOM
- BLOCK PAVED PARKING
- UPVC D/G & GCH ROOM

£135,000





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 1EY from Bedford Road the property can be found on the left hand side as identified by our For Sale Sign.

KITCHEN/DINING ROOM

17' 5" x 13' 8" (5.31m x 4.17m) A good sized kitchen/diner with a fitted kitchen area with base and wall units, breakfast bar, built in oven and electric hob, single drainer sink, integrated fridge freezer. Radiator, understairs store area window to rear and side. Upvc front and rear access doors, splash back tiling to the walls, wall mounted Baxi gas boiler, staircase to the first floor.

LOUNGE

17' 6" x 11' 1" (5.33m x 3.38m) Bow window to the front, patio doors to rear, feature fireplace.

FIRST FLOOR LANDING

Cylinder cupboard off, access to the loft, window to the side.





BEDROOM ONE

13' 4" x 9' 1" (4.06m x 2.77m) Fitted wardrobes, radiator, window to the front.

BEDROOM TWO

13' 4" x 8' 0" (4.06m x 2.44m) Window to the rear, radiator.

BEDROOM THREE

9' 1" x 5' 9" (2.77m x 1.75m) Window to the front, radiator, overstairs store area.



BATHROOM

Comprising an enclosed shower cubicle, low level w.c., wash hand basin, panelled bath. Chrome towel radiator window to the rear.

EXTERNALLY

FRONTAGE

A block paved driveway and frontage. Enclosed with brick wall to the front and side. A paved pathway to the side of the house.

REAR GARDEN

A lovely landscaped rear garden with a patio area, dwarf walls, laid to lawn garden shrub borders and mature shrubs. A store area to the rear of the out building, enclosed with fencing. The garden attracts lots of sun and has a high degree of privacy.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

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.



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.

EPC RATING (PDF available online)

Current: Potential:







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 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

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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