

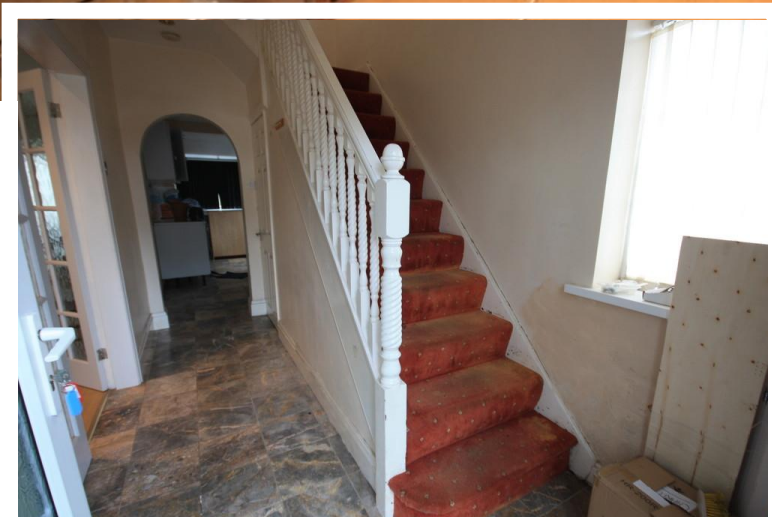
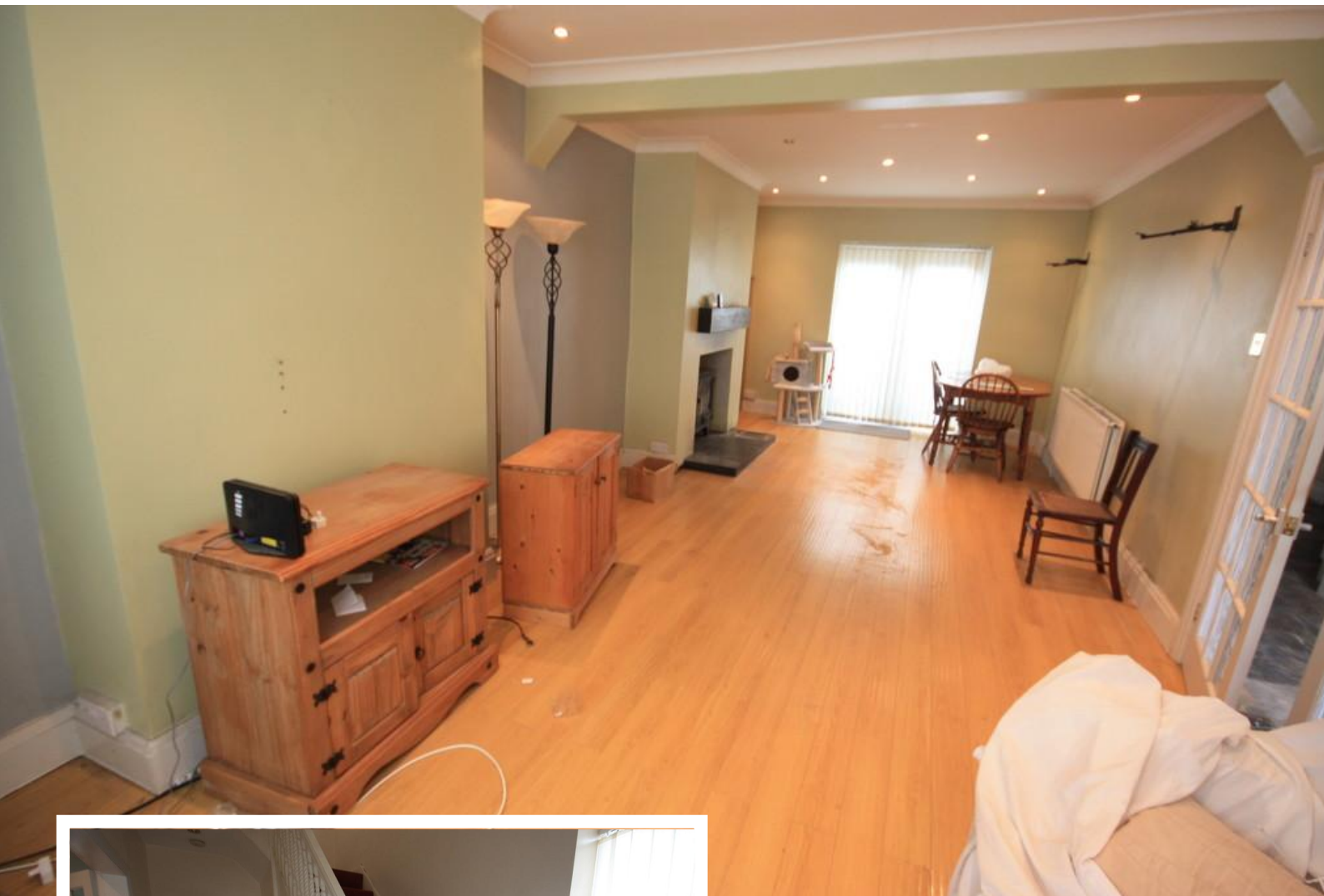


23 Adams Avenue
, ST6 5PE

- SEMI DETACHED HOUSE
- NO CHAIN
- POPULAR LOCATION
- GOOD SIZED PLOT
- UPVC D/G, GCH
- GARAGE TO SIDE
- TWO DOUBLE BEDROOMS & THIRD/STUDY
- CONVENIENT LOCATION

£139,995





Property Description

INTRO

A semi detached house within a convenient location & with no chain with further potential to update & improve. A large plot with plenty of driveway space, garage & a good size rear garden, comprising, porch, hall, 24' lounge/dining room, 15' kitchen, two double bedrooms, a study/bedroom, a family bathroom. UPVC double glazing & gas central heating. A block paved driveway & parking area, access to the large rear garden.

Please note we are informed 25/8/21 the property has an untreated mine entry within 20 metres of the property boundary.

The property is within easy access to the A500/A34 road and rail links & daily facilities, viewing essential without delay. No chain.

DIRECTIONS

Please follow Sat Nav for postcode ST6 5PE the property can be found on the left hand side as identified by our For



Sale Sign.

ENTRANCE PORCH

Entered through a UPVC door with side panels.

ENTRANCE HALL

Staircase to the first floor electric consumer unit cupboard.

LOUNGE/DINER

24' 4" x 11' 4" (7.42m x 3.45m) Bay window to the front elevation, French doors to the rear. Chimney breast with recessed log burning stove. Two radiators.

KITCHEN

15' 9" x 8' 8" (4.8m x 2.64m) Fitted base and wall units, worksurfaces, single drainer sink unit, bay window to the side, splash back tiling to the walls. Recessed spot lights to the ceiling, window to the rear, Upvc entrance door, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

13' 5" x 9' 3" (4.09m x 2.82m) Window to the rear, radiator, fitted wardrobes.

BEDROOM TWO

10' 5" x 9' 0" (3.18m x 2.74m) Window to the front, radiator, fitted wardrobes.

BEDROOM THREE

6' 5" x 6' 6" (1.96m x 1.98m) Window to the front, radiator.

BATHROOM

9' 10" x 6' 3" (3m x 1.91m) Window to the rear elevation. Comprising, bath, low level W.C, wash hand basin. Tiled walls. Chrome towel rail.

EXTERNALLY

FRONT GARDEN

Landscaped with shrub borders. Blocked paved drive provides ample parking.

REAR GARDEN

A generous plot comprising. Block paved patio with inset shrub borders.

Brick garage 19 x 11 approx.

VIEWING ARRANGEMENTS

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





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 guidance 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

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

Stoke On Trent City Council

EPC RATING (PDF available online)

Current: Potential:





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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