



Westmorland Avenue
Clough Hall. Kidsgrove, ST7 1AT

- A DETACHED RESIDENCE
- HIGHLY SOUGHT AFTER LOCATION
- NO CHAIN - READY TO MOVE INTO
- LOUNGE, PORCH, HALLWAY, CLOAKS/W.C
- DINING ROOM & KITCHEN
- ATTACHED GARAGE
- THREE BEDROOMS, BATHROOM
- UPVC D/G & GAS C/H

£260,000





Property Description

INTRO

NO CHAIN! A beautifully presented detached residence ticking all those boxes! Set within the well regarded location of Clough Hall, this stunning home sits in an lovely plot. The property comprises entrance porch, hallway, spacious lounge, dining room, kitchen, cloaks/w.c rear hall, attached garage, three bedrooms, a family bathroom. A block paved driveway to the frontage provides lots of parking. A beautiful landscaped rear garden which attracts afternoon & evening sun, laid to lawn, a paved patio area and very useful well built outbuilding suitable for hobbies & working from home. UPVC double glazing & gas central heating. The property has easy access to Bathpool Park & Clough Hall Park and has easy road links to the A34/A500 along with rail links in Kidsgrove or Alsager. Viewing essential without delay. The property has potential to extend to the side subject to consent. Don't miss this special opportunity - Get in touch today!



DIRECTIONS

Please follow Sat Nav with postcode ST7 1AT. proceed in to Clough Hall, turn left and upon entering Westmorland Avenue, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a UPVC door. Tiled floor. Door to:

ENTRANCE HALL

Staircase to the first floor. Store cupboard. Radiator. Door to the Lounge and Dining Room.

LOUNGE 15' 8" x 11' 10 max" (4.78m x 3.61m)

Large window to the front elevation. Living flame gas fire with marble hearth and inset spotlights. Wall lights. Coving to the ceiling. Radiator.

DINING ROOM 8' 11" x 9' 3" (2.72m x 2.82m)

Window to the side elevation. Coving to the ceiling. Radiator. Door to:

KITCHEN 9' 4" x 7' 10" (2.84m x 2.39m)

Window to the rear elevation. A range of wall and base units, worksurfaces, single drainer sink unit. Built in electric oven, gas hob with extractor over, integrated dishwasher. Radiator. Tiled floor. Splash back tiling to the walls.



INNER HALL

Door to:

CLOAKS/W.C

Window to the rear elevation. Low level W.C. Tiling to the walls.

REAR HALLWAY

Space for appliances. Tiled floor. Radiator, UPVC part glazed door to the rear garden. Door to garage.



FIRST FLOOR LANDING 11' 11" x 5' 10" (3.63m x 1.78m)

Window to the side elevation. Store cupboard. Coving to the ceiling. Doors to:

BEDROOM ONE 16' x 11' 10" (4.88m x 3.61m)

Large window to the front elevation. Fitted wardrobes. Radiator.

BEDROOM TWO 10' 0" x 9' 4" (3.05m x 2.84m)

Window to the rear elevation. Loft access. Radiator. Coving to the ceiling.





BEDROOM THREE 9' 3" x 6' 11" (2.82m x 2.11m)
Window to the side elevation. Fitted wardrobes and drawers.

BATHROOM

Windows to the side and rear elevation. Suite comprises: a panelled bath with shower over, wash had basin, low level W.C. Splash back tiling to the walls. Radiator.

EXTERNALLY

GARAGE 17' 1" x 8' 11" (5.21m x 2.72m)

Electric roll up door. Electric light and power. Floor standing Worcester High flow 4000 gas combi central heating boiler, window to the rear, electric light and power.

FRONTAGE

A block paved drive provides lots of off road parking spaces and leads to the garage. Shrub border. A paved pathway to the side of the house.

REAR GARDEN

A lovely good sized landscaped rear garden. Attracting the afternoon sun. Well established garden which is laid to lawn with shrub and flower borders. A good sized patio area. A purpose built outbuilding providing very useful and comfortable work space to work from home or for hobbies and interests.

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.

LOCAL AUTHORITY

Newcastle Borough Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 57D Potential: 80C







While every effort 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 it is recommended that you verify all measurements on-site before and after the floor plan is finalized and go to site. The plan is for illustrative purposes only and is not intended to be used as a contract. No liability is accepted for any errors or omissions. The accuracy of the floor plan is not guaranteed. The accuracy of the floor plan is not guaranteed. The accuracy of the floor plan is not guaranteed. Made with Visual Builder



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 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.
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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 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