



21 Millstone Avenue
Talke, ST7 1LG

- A STUNNING FAMILY HOME
- A SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS, NO CHAIN
- LOVELY REAR GARDEN & OUTLOOK
- GARAGE TO THE REAR
- TWO RECEPTION ROOMS
- USEFUL EXTRA OUTBUILDING/PORCH
- CLOSE TO KIDSGROVE PARK & BATHPOOL

£170,000





Property Description

INTRO

A beautifully presented and spacious family home now For Sale in Millstone Avenue! With no chain, the property comprises entrance hall, good sized lounge and dining room, kitchen, rear outbuilding/extra porch room with downstairs w.c and storage, three bedrooms and a bathroom. A low maintenance garden to the front with a lovely spacious garden and garage to the rear. UPVC double glazing and gas central heating. On the doorstep to Kidsgrove Park, Bathpool Park, with access to local amenities and good road links to the rest of the city. Don't hesitate to contact us today with any enquiries!

ENTRANCE HALL

UPVC front entrance door. Staircase to the first floor. Radiator. Kardean flooring.

LOUNGE

15' 11" x 10' 11" (4.85m x 3.33m) Window to the front elevation. Feature surround with gas fire (currently disconnected) Coving to the ceiling. Radiator. Open arch





to:

DINING ROOM

12' 2" x 8' 10" (3.71m x 2.69m) Double French doors and two windows to the rear garden. Coving to the ceiling. Radiator.

KITCHEN

9' 9" x 8' 9" (2.97m x 2.67m) Window to the rear elevation. A range of wall and base units, sink unit, worksurfaces. Built in Bosch Gas hob, electric oven with extractor over. Fully tiled walls and floors. Coving to the ceiling. Understairs store cupboard. UPVC access door leads to:



OUTBUILDING/PORCH

20' 6" x 7' 10" reducing to 3'11" (6.25m x 2.39m) With Perspex roof and UPVC doors to both the front and rear elevations. A useful extra room.

STOREROOM ONE

6' x 5' 3" (1.83m x 1.6m) Plumbing for washing machine. Space for fridge/freezer

STORE ROOM TWO

3' 11" x 2' 11" (1.19m x 0.89m) A useful storage area.

W.C

5' 5" x 2' 9" (1.65m x 0.84m) Window to the rear elevation. Half tiled walls.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft (With Immersion cylinder tank). Heating thermostat. Doors to:

BEDROOM ONE

12' 3" x 11' 1" (3.73m x 3.38m) Window to the front elevation. Radiator.

BEDROOM TWO

12' 3" x 8' 11" (3.73m x 2.72m) Window to the rear elevation. Radiator.

BEDROOM THREE

9' 9" x 7' 8" (2.97m x 2.34m) Window to the front elevation. Radiator.

BATHROOM

Window to the side elevation. Enclosed shower cubicle with Triton electric shower. Wash basin, panelled bath, low level W.C. Fully tiled walls and floor. Radiator.



EXTERNALLY



FRONT GARDEN

Landscaped laid to lawn. Paved path leads to the front door.

GARAGE

18' 3" x 10' 4" (5.56m x 3.15m) A good sized garage. Up and over door. Electric light and power. Access via the road behind Millstone Avenue.

REAR GARDEN

A beautifully presented rear garden with pleasant open and private outlook to the rear. Laid to lawn garden with shrub borders, and with a good sized paved area.



ADDITIONAL NOTES

The property comes with no chain, and benefits from UPVC double glazed windows and doors throughout. The facias and soffits are also in excellent condition.

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:



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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