



**Hillside Avenue**  
**Kidsgrove, ST7 4LW**

- A SPACIOUS SEMI HOUSE
- NO CHAIN
- CORNER PLOT
- HALL, 20 LOUNGE/DINING ROOM
- EXTENDED KITCHEN
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM & SEPARATE SHOWER
- UPVC D/G GCH

**£179,950**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a spacious extended semi detached house with no chain & no some potential comprising entrance hall, 22' lounge, extended kitchen, three good sized bedrooms, bathroom with a shower. Externally a driveway provides parking spaces, a good size detached brick garage, a side garden area and rear garden. UPVC double glazing & gas central heating. The property is located within easy access to lots of amenities and good road links. Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4LW . From Stonebank Road in to Chatterley Drive and then Hillside Avenue. The property can be found on the right hand side, as identified by our for sale sign.

### PORCH

Entered through a double glazed door. Door to:



#### ENTRANCE HALL

Entered through a UPVC door with side panels. Staircase to the first floor.

#### LOUNGE

25' 0" x 13' 0" (7.62m x 3.96m) Window to the front elevation, patio doors to the rear. Chimney breast with fire and surround.

#### KITCHEN

15' 7" x 9' 4" (4.75m x 2.84m) The extended kitchen has a window to the rear elevation. A range of wall and base unit, inset sink unit, worksurfaces. Space for fridge freezer, space and plumbing for washing machine. Bosch Gas Central Heating Boiler. Radiator. UPVC door to the side elevation.

#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:

#### BEDROOM ONE

12' 9" x 11' (3.89m x 3.35m) Window to the front elevation. Radiator.

#### BEDROOM TWO

11' 5" x 11' (3.48m x 3.35m) Window to the front elevation. Radiator.



#### BEDROOM THREE

8' 10" x 7' 3" (2.69m x 2.21m) Window to the front elevation. Radiator.



#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, separate shower cubicle, low level W.C, wash hand basin. Tiled walls.

#### EXTERNALLY

#### FRONT

Paved drive provides parking for several vehicles. Laid to lawn with shrub borders.

#### REAR GARDEN

With a good degree of privacy. Laid to lawn with shrub borders.

#### GARAGE

19' 5" x 10' 5" (5.92m x 3.18m) Up and over front door, window to the side elevation. Electric light and power.

#### 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 be 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.

#### COUNCIL TAX BAND C

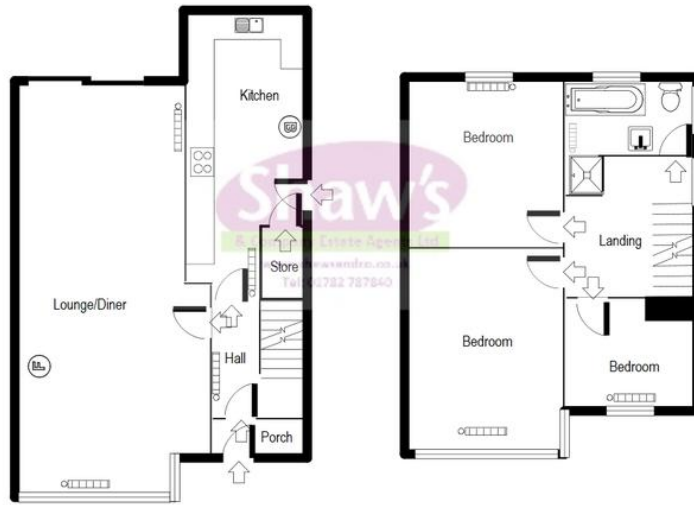
#### EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, windows, doors 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.  
Speak with your Sales Officer



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 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 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