

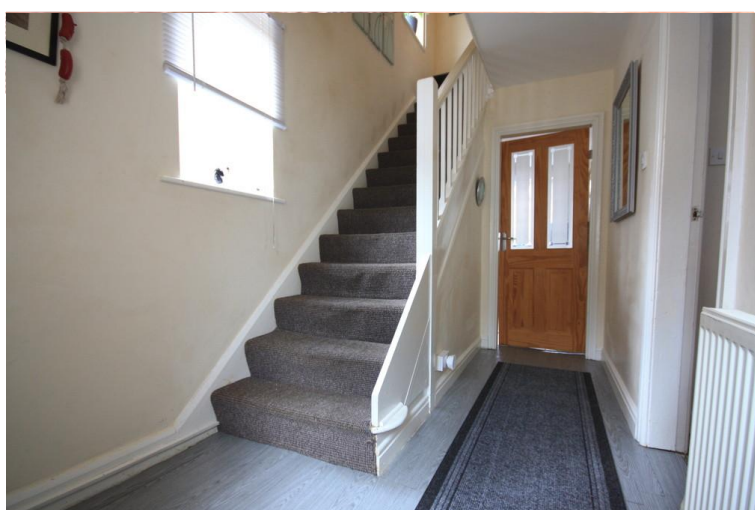
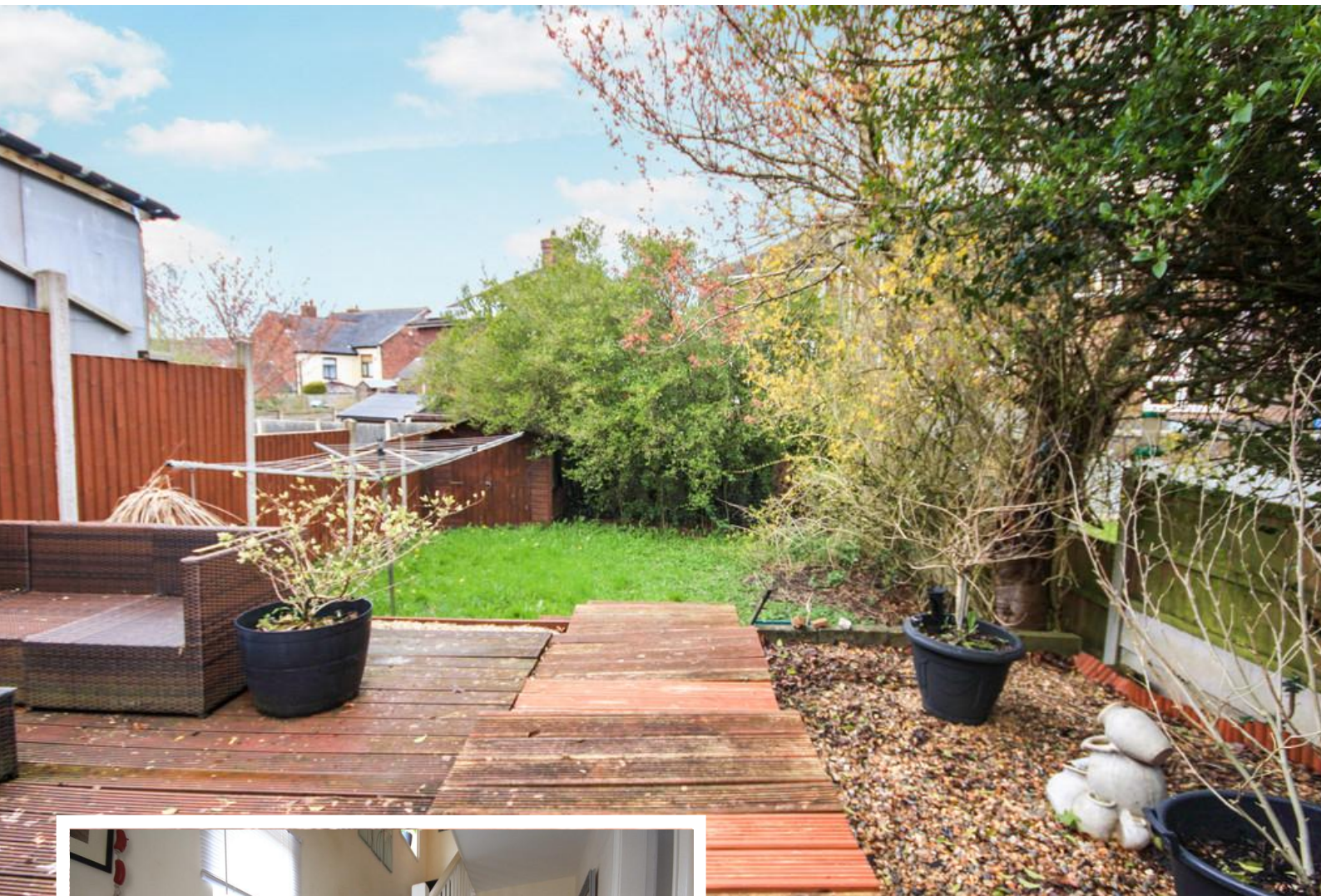


Woodside Avenue
Kidsgrove, ST7 4EP

- MATURE SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- HALLWAY, BAY WINDOW LOUNGE
- SPACIOUS KITCHEN/DINING ROOM
- ATTACHED CONSERVATORY
- THREE BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- UPDATED BOILER

£182,000





Property Description

INTRODUCTION

A good sized semi detached house offered For Sale with a popular & convenient cul de sac location, comprising, entrance hall, a bay window lounge, spacious kitchen/dining room, an attached conservatory, side porchway, three good sized bedrooms, a family bathroom with over shower. UPVC double glazing, gas central heating from a recent updated combi boiler. A forecourt to the frontage, a rear garden area. The property is within easy access to all facilities, large shops or village stores, Birchenwood & Bathpool Country Park & excellent road & rail links. Viewing is essential without delay.

COVERED ENTRANCE PORCH

DIRECTIONS

Follow Sat Nav for post code ST7 4EP and the property can be found on the right hand side.

ENTRANCE HALL

A staircase to the first floor, radiator, window to the side,



store cupboard off with recently installed Combi gas central heating boiler.

LOUNGE/DINING ROOM

13' 1" x 10' 6" (3.99m x 3.0m)

Walk in bay window to the front, radiator, coving to the ceiling.

KITCHEN/DINER

17' 4" x 13' 9" (5.28m x 4.19m)

A range of base and wall mounted cupboard units with a single drainer sink unit. Defined dining area with patio doors to rear. Window to the rear, UPVC side access door, a spacious room.



ATTACHED PORCH

UPVC front and rear doors, spaces for appliances if required.

CONSERVATORY

10' 4" x 11' 2" (3.15m x 3.4m)

UPVC entrance door to front and rear, tiled floor.

FIRST FLOOR LANDING

Access to the loft, window to the side.

BEDROOM ONE

12' 6" x 10' 6" (3.81m x 3.2m)

Window to the rear, radiator.



BEDROOM TWO

12' 5" x 10' 6" (3.78m x 3.2m)

Window to the rear, radiator.

BEDROOM THREE

8' 5" x 6' 5" (2.57m x 1.96m)

Window to the front, radiator.

BATHROOM

Comprising a white suite with a panelled bath with over bath shower, low level w.c, wash hand basin, window to the side, splash back tiling, radiator.

EXTERNALLY

FRONT GARDEN

A gravel border, pathway to the side of the house.

REAR GARDEN

A paved patio area leading to the rear garden, with further section for seating, and a laid to lawn area. Surrounded by fencing and pleasant shrubs.





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 B

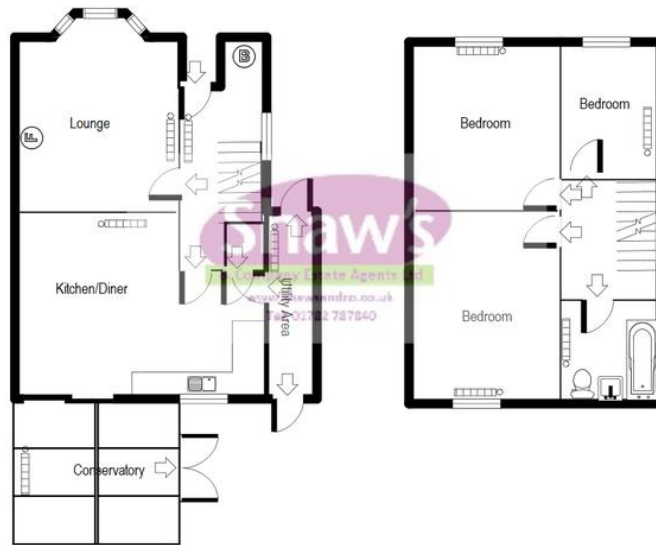
EPC RATING (PDF available online)

Current: 63D Potential: 83B





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 and is not to scale.
 This plan is for illustrative purposes only and should be used as such for any prospective purchase or lease.
 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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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.
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43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

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