



Cedar Avenue
Kidsgrove, ST7 1LA

- A SEMI DETACHED HOUSE
- NEAR TO CLOUGH HALL & BATHPOOL PARKS
- THREE GOOD SIZED BEDROOMS
- FIRST FLOOR SHOWER ROOM
- HALL, DINING ROOM, LOUNGE
- UPVC D/G & GAS C/H
- KITCHEN & OUTBUILDINGS
- EASY ACCESS TO THE A500/A34

£170,000





Property Description

INTRO

PRICED TO SELL A BEAUTIFULLY presented and spacious three bedroom semi detached house! Set within a popular location which must be seen to be appreciated.

Comprising entrance hall, lounge, dining room, kitchen, attached outbuilding/w.c, three good sized bedrooms, shower room. Externally a front garden and side court yard area, and to the rear a lovely rear laid to lawn garden.

Useful extra outhouses. UPVC double glazing, gas central heating. The property is within easy access to all amenities, road and rail links - And is round the corner from the popular Clough Hall Park and Bathpool Park. Viewing essential without delay!

NOTE

The heating in the property is currently run through a back boiler, our vendors inform us this is in good working order and does not need to be replaced. With today's advanced heating systems, our vendors are aware prospective purchasers may want to change the current system to a combi boiler, the property is priced with this in mind. Our





vendors will negotiate on any fixtures & fittings that the buyer may wish to have included in the sale.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1LA. Following the A34 from Butt Lane, turn in to Cedar Avenue and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Stairs to the first floor. Radiator. Tiled floor.



DINING ROOM

11' 9" x 9' 8" (3.58m x 2.95m)

Window to the front elevation. Radiator. Laminate flooring. Arch to:

LOUNGE

15' 1" x 11' 9" (4.6m x 3.58m)

Window to the front elevation. Feature fireplace. Laminate flooring. Radiator.

KITCHEN

9' 11" x 7' 3" (3.02m x 2.21m)

Window to the rear elevation. A range of wall and base units, worksurfaces, oven and oven, inset sink, breakfast bar. Radiator.



ATTACHED OUTBUILDINGS

W.C, storage areas. Part glazed UPVC door to the rear garden.

FIRST FLOOR LANDING

Window to the rear elevation. Access to loft. Radiator. Doors to:

BEDROOM ONE

11' 11" x 10' 6" (3.63m x 3.2m)

Window to the front elevation. Radiator.

BEDROOM TWO

13' x 9' 7" (3.96m x 2.92m)

Window to the front elevation. Radiator.

BEDROOM THREE

9' x 8' (2.74m x 2.44m)

Window to the side elevation. Radiator.

SHOWER ROOM

Window to the rear elevation. Enclosed shower cubicle, Low level W.C, wash hand basin. Store cupboard housing





the mains gas boiler. Radiator.

EXTERNALLY

FRONT GARDEN

A laid to lawn garden, and paved pathway. Nearby unofficial on-road parking is readily available.

COURTYARD AREA

A side paved area making useful outside space enclosed.

REAR GARDEN

A lovely presented laid to lawn garden area. Enclosed by newly fitted fencing.

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 .

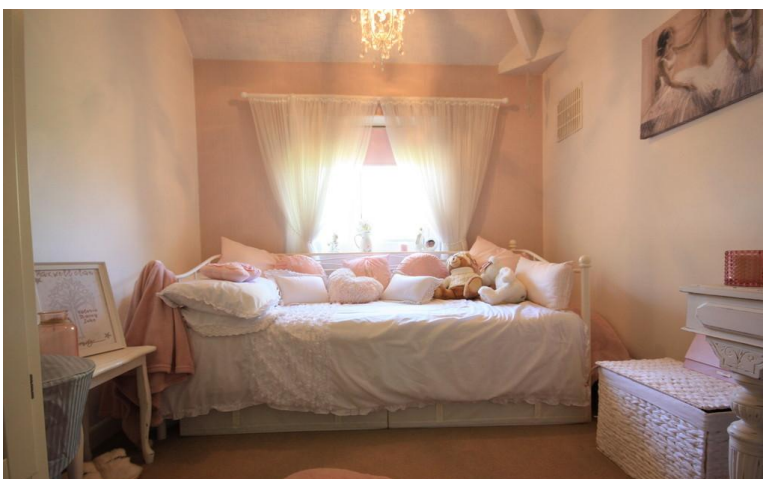
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 54E Potential: 83B







While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and the purchaser is advised to verify the accuracy of the floor plan in an illustration only as a guide.
The plan is for illustrative purposes only and should not be used as a basis for any construction purchase or other.
The network, system, apparatus, other than those shown on the plan, shall be in their operation or reflecting can be given.
Made with Visualizer







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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 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