



Windmill Avenue
Kidsgrove, ST7 4HS

- GOOD SIZED FAMILY HOME
- APPROX 124 SQM
- DOUBLE GARAGE LANDSCAPED GARDENS
- HALL, TWO GROUND FLOOR BEDROOMS
- GROUND FLOOR SHOWER ROOM
- GOOD SIZED FIRST FLOOR LOUNGE
- KITCHEN, TWO FURTHER BEDROOMS
- FIRST FLOOR SHOWER ROOM

£199,850





Property Description

INTRO

Shaw's & Co are delighted to offer a great sized family semi detached house of approx 124 SqM which must be seen to be fully appreciated comprising ground floor entrance hall, ground floor bedroom or study, shower room, 2nd ground floor bedroom, stair case to the first floor, a spacious lounge with a lovely view, kitchen, master bedroom, a first floor shower room, bedroom four or dining room. Externally a double garage and steps alongside to the pleasant landscaped rear garden and patio. UPVC double glazing, gas central heating and shade greener leased roof solar panels. The house and garage we gather were re-roofed in 2022. No chain. The property is located within easy access to daily facilities and road links to the A34 or A500 as well as rail links close by. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HS. From Ravenscliffe Road turn in to Windmill Avenue, the property can be found on the left hand side.





ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor. A walk in store cupboard with a Baxi Duo Tec combi gas boiler, two further store cupboards. Double radiator.

GROUND FLOOR BEDROOM THREE

10' x 8' 6" (3.05m x 2.59m)

Window to the front elevation. Radiator.

GROUND FLOOR BEDROOM FOUR

11' 4" x 7' 0" (3.45m x 2.13m)

Window to the front elevation. Radiator.



GROUND FLOOR SHOWER ROOM

Enclosed shower cubicle with a Triton electric shower. Sani flow low level W.C. splash back tiling.

FIRST FLOOR LANDING

Access to the loft.

LOUNGE

17' 2" x 11' 4" (5.23m x 3.45m)

Large window to the front elevation with far reaching views. An inset living flame plasma style living flame gas fire. Double radiator. Door to;



KITCHEN

9' 11" x 9' 6" (3.02m x 2.9m)

Window to the rear elevation. A range of wall and base units, worksurface, single drainer sink unit. Space for appliances. Double radiator. Rear access opening door in to the garden. Splash back tiling to the walls.

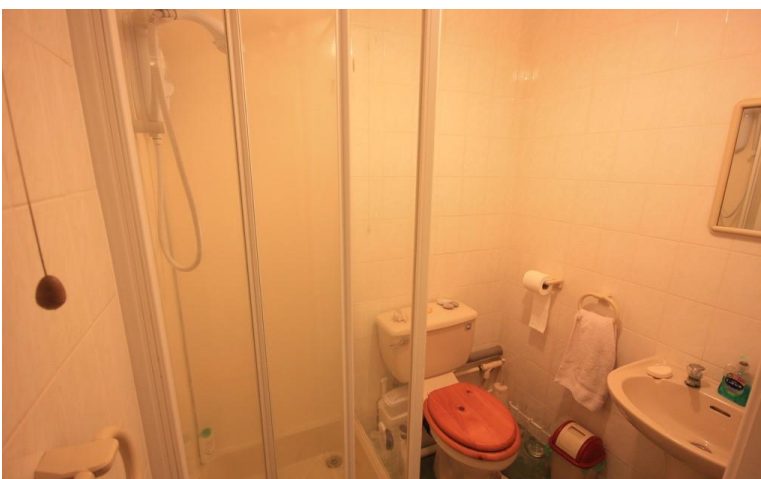
BEDROOM ONE

10' 11" x 8' 10" (3.33m x 2.69m)

Window to the front elevation. Fitted wardrobes. Radiator.

BATH/SHOWER ROOM

Window to the side elevation. Enclosed shower cubicle, low level W.C, a pannelled bath, wash hand basin with vanity cabinet. Chrome towel radiator. Fitted shower screen walls.



EXTERNALLY

SEMI DETACHED GARAGE

15' 11" x 9' 8" (4.85m x 2.95m)

Electric roll up and over door. Electric light and power.

FRONTAGE

Shrub borders. Steps lead to:



REAR GARDEN

Landscaped with flat patio area. Steps lead to a further lovely garden area, which is laid to lawn with shrub borders.

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:

BEDROOM TWO

10' 9" x 10' (3.28m x 3.05m)

Window to the rear, radiator.







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