

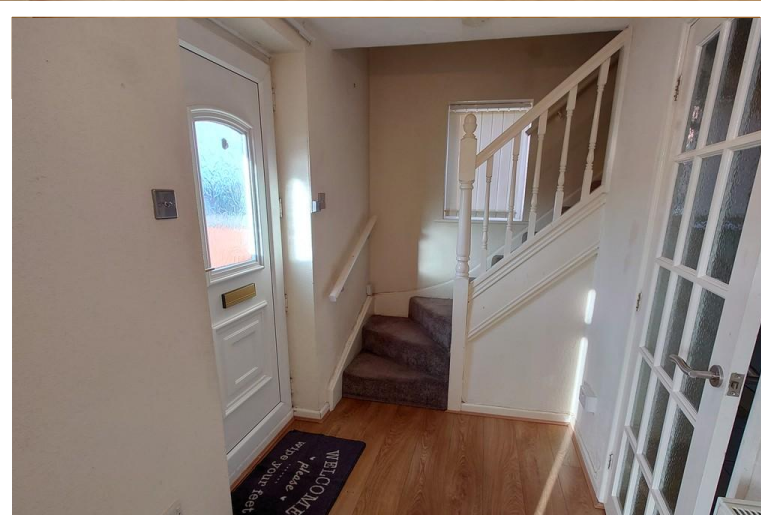


**Whitehall Avenue**  
**Kidsgrove, ST7 1EW**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- EASY ACCESS TO THE A34/A500
- SPACIOUS L SHAPED LOUNGE
- KITCHEN/DINING ROOM
- THREE BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- BLOCK PAVING & REAR GARDEN

**£140,000**





## Property Description

### INTRO

A three bedroom semi detached house within a convenient location comprising hall, a kitchen/dining room, a spacious lounge with french doors to the rear garden, three bedrooms, a family bathroom. Externally a block paved frontage for parking space, a rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to facilities, road and rail links. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1EW. Turn off Gloucester Road in to Whitehall Avenue. The property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a part glazed UPVC door. Window to the side elevation. Radiator.

### LOUNGE



17' 9" x 12' 5" (5.41m x 3.78m)

L shaped room with a window to the front elevation. Feature fireplace. Radiator.

#### KITCHEN

12' 6" x 12' 3" (3.81m x 3.73m)

Window to the rear elevation. Wall and base units, worksurface. Sink unit with mixer tap. Plumbing and space for washing machine. Splash back tiling. Space for dining table. Radiator.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:



#### BEDROOM ONE

11' 9" x 9' 4" (3.58m x 2.84m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

14' x 8' (4.27m x 2.44m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

9' x 6' (2.74m x 1.83m)

Window to the front elevation. Radiator.



#### BATHROOM

9' x 5' (2.74m x 1.52m)

Window to the rear elevation. The suite comprises: panelled bath with over bath shower, low level W.C, wash hand basin. Splash back tiling to the walls.

#### EXTERNALLY

##### FRONT

Enclosed by a brick wall. Lawn area. Block paved drive.

##### REAR

Patio area leading to a lawned garden.



#### 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: Potential:









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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