



**Grove Avenue**  
**Kidsgrove, ST7 1DJ**

- BEAUTIFULLY PRESENTED
- SEMI DETACHED RESIDENCE
- LANDSCAPED LOVELY GARDEN
- HALL, DINING ROOM WITH PATIO DOORS
- LOUNGE, KITCHEN & OUTBUILDINGS/W.C
- THREE GOOD SIZED BEDROOMS
- BATHROOM & SHOWER
- UPVC D/GLAZING & GAS C/HEATING

**£185,000**





## Property Description

### INTRO

Bring your sun hat! A beautifully presented pristine good sized semi detached house which must be viewed to be fully appreciated & set within a landscaped pleasant sunny rear garden. This residence comprises entrance hallway, dining room with french doors in to the garden, a good sized lounge to rear, kitchen, attached outbuildings/W.C, three good sized bedrooms, a white family bathroom suite with a shower. Externally a block paved frontage. An immaculate landscaped rear garden area, attracting afternoon sun! UPVC double glazing & gas central heating. The property is within easy access to all amenities with road & rail links close by, Clough Hall Park, Bathpool Park, schools shopping, Infinity at Talke, road links lead to A34/A500 Viewing imperative without delay! (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1DJ. Follow the road and the property can be found on the left hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor. Understairs store. Coving to the ceiling. Double radiator.

#### DINING ROOM

11' 8" x 9' 7" (3.56m x 2.92m)

French doors to the rear elevation. Double radiator. Arch to:

#### LOUNGE

15' 3" x 11' 9" (4.65m x 3.58m)

Window to the rear elevation overlooking the garden. Feature fireplace with insert fire, coving to the ceiling. Double radiator.



#### KITCHEN

9' 9" x 7' 3" (2.97m x 2.21m)

Window to the front elevation. A range of wall and base units, Worcester gas combi boiler, single drainer sink unit, worksurface. Built in oven and grill, hob. Integrated fridge and dishwasher. Radiator. Tiled walls and floor. Side access door.

#### OUTBUILDINGS

Two storage rooms and cloakroom/W.C



#### FIRST FLOOR LANDING

Window to the front elevation. Access to the loft. Coving to the ceiling. Doors to:

#### BEDROOM ONE

13' x 9' 11" (3.96m x 3.02m)

Window to the rear elevation. Radiator. Fitted wardrobes.

#### BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.15m)

Window to the rear elevation. Radiator. Fitted wardrobes and chests of drawers.

#### BEDROOM THREE

9' 6" x 8' 1" (2.9m x 2.46m)

Window to the front elevation. Radiator.

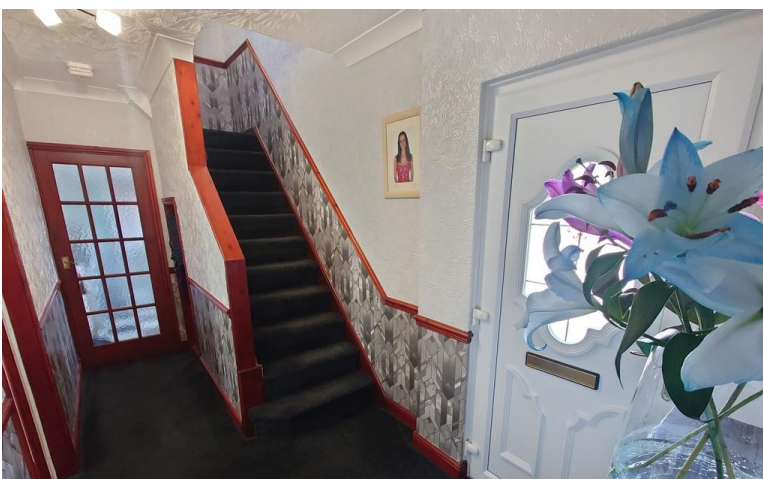
#### BATHROOM

Window to the front elevation. Suite comprising: paneled bath, separate shower cubicle, low level W.C, wash hand basin and vanity cabinet. Chrome towel rail.

#### EXTERNALLY

#### FRONT

A block paved drive provides off road parking.





#### REAR

The vendors inform us the lovely garden attracting all day sun, a beautiful well maintained garden with a full width patio, central pathway, laid to lawn garden and a further paved patio area with retaining garden wall, the garden outbuilding is included within the sale. Cold water tap.

#### 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 A

#### EPC RATING (PDF available online)

Current: 70C Potential: 85B

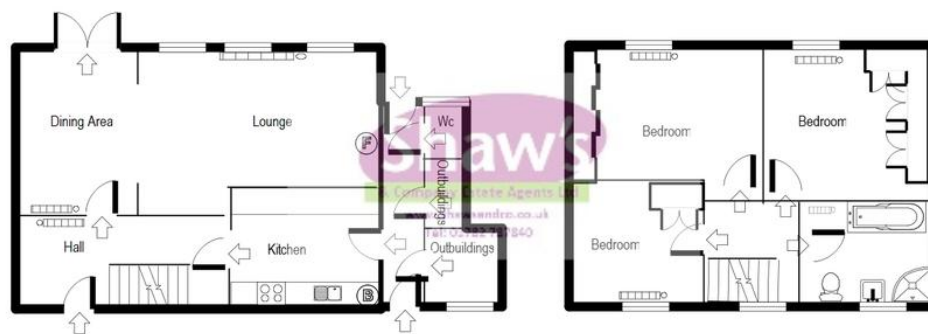






While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 The plan 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 looked and no guarantee as to their operation or efficiency can be given.  
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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 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