



First Avenue
Kidsgrove, ST7 1DW

- SEMI DETACHED HOUSE
- WITH NO CHAIN
- SPACIOUS RESIDENCE
- HALL, CLOAKS/W.C
- DINING ROOM, LOUNGE
- BREAKFAST KITCHEN, CONSERVATORY
- THREE BEDROOMS & BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£179,995





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a spacious semi detached house with NO CHAIN! Comprising; entrance hall, cloaks/w.c, dining room, lounge to the rear, breakfast kitchen, attached conservatory, first floor landing, three good sized bedrooms and a family bathroom. Externally parking to the frontage, a good sized rear garden area which backs on to Clough Hall Park. UPVC double glazing & gas central heating. A great sized family home ideal for a growing family to purchase, also a brilliant property for the rental market. The property is located within a convenient location with all amenities close by & with road and rail links. Viewing essential without further delay.

DIRECTIONS

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

COVERED ENTRANCE PORCH



ENTRANCE HALL

Turn and flight staircase to the first floor, radiator, walk in store room off.

CLOAKS/W.C

Low level W.C, window to the side, radiator.

DINING ROOM

10' 10" x 10' 10" (3.3m x 3.3m)

Window to the front, radiator.

LOUNGE

13' 11" x 12' 0" (4.24m x 3.66m)

Upvc double glazed window to the rear, radiator, feature fireplace and gas fire, coving to the ceiling.



KITCHEN

12' 1" x 9' 3" (3.68m x 2.82m)

A range of base units, worksurfaces and wall mounted cupboard units, under cupboard lighting, single drainer sink unit, splash back tiling to the walls, radiator, window to the side, half glazed rear door. Built in electric oven, gas hob.

CONSERVATORY

20' 0" x 9' 11" (6.1m x 3.02m)

Upvc double glazed.



FIRST FLOOR LANDING

Access to the loft, window to the front

BEDROOM ONE

14' 5" x 10' 11" (4.39m x 3.33m)

Window to the front, radiator.

BEDROOM TWO

12' 0" x 8' 8" (3.66m x 2.64m)

Window to the rear, radiator, oiler cupboard off housing a gas boiler.

BEDROOM THREE

12' 0" x 8' 10" (3.66m x 2.69m)

Window to the rear, radiator.



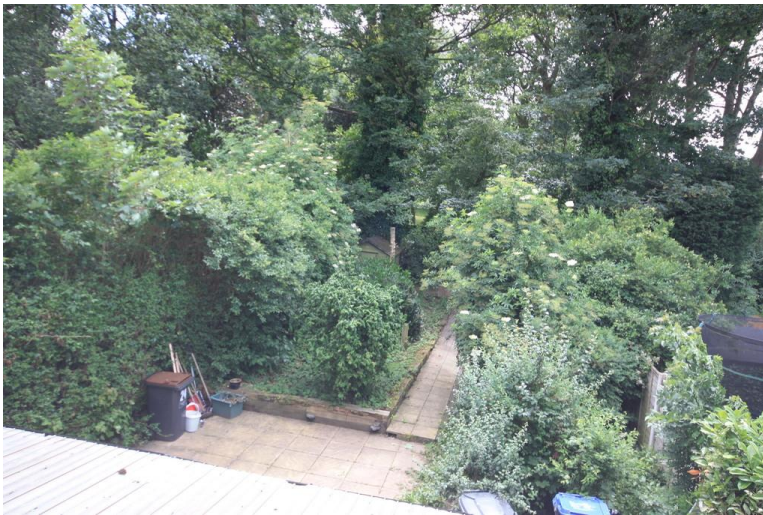
BATHROOM

Comprising a panelled bath, low level w.c, wash hand basin, window to the rear, radiator, electric over bath shower, splash back tiling to the walls.

EXTERNALLY

FRONTAGE

Driveway which provides of road parking.



REAR GARDEN

Garden is landscaped and established with shrub borders and clough Hall Park to the rear. A good sized patio area with a further paved patio area.

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 .

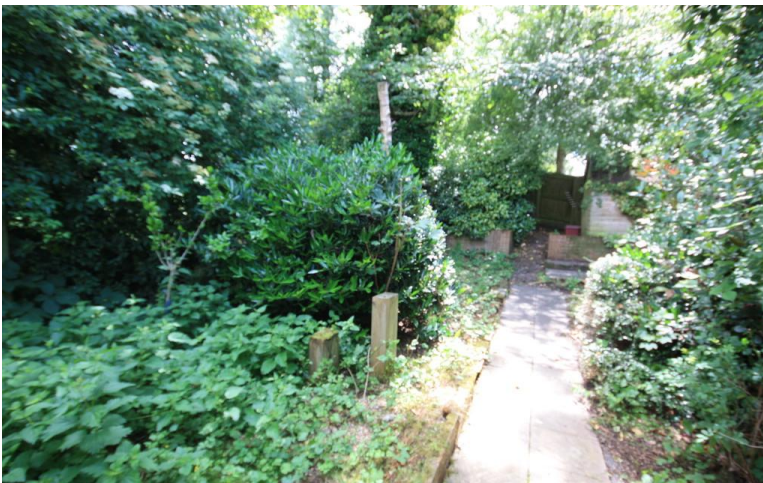
LOCAL AUTHORITY

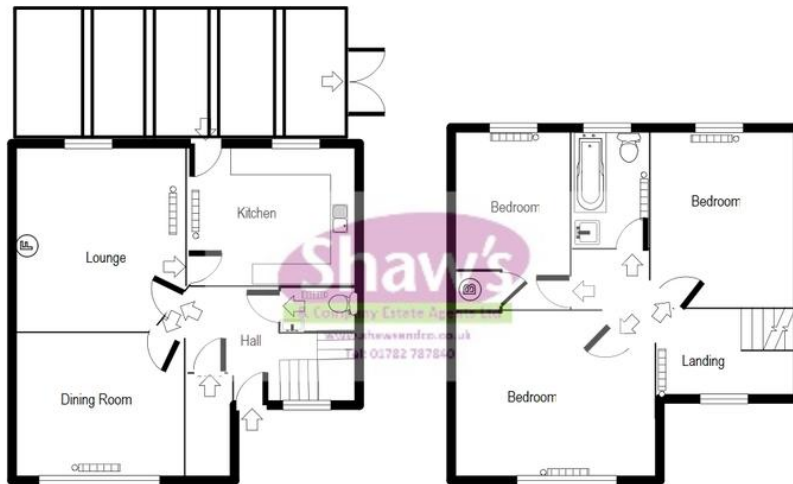
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





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.
This 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 tested and no guarantee as to their operation or efficiency can be given.
Made with Visual Builder

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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 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