



## Park Avenue

Clough Hall, Kidsgrove, ST7 1BG

- MATURE SEMI DETACHED HOUSE
- WELL REGARDED LOCATION
- PLANNING CONSENT GRANTED
- FOR A DWELLING IN GARDEN
- HALL, CLOAKS/W.C, LOUNGE
- DINING ROOM, BREAKFAST KITCHEN
- THREE GOOD SIZED BEDROOMS, BATHROOM
- FURTHER POTENTIAL, NO CHAIN

**£227,500**







## Property Description

### INTRO

**\*BUILDING PLOT & HOUSE\* NO CHAIN!** Shaw's & Co are delighted to offer For Sale a mature semi detached house within well regarded Clough Hall, and with the benefit of planning consent for a detached dwelling within the side garden outline planning permission with all matters reserved for a single storey dwelling application ref; 23/00085/OUT. The house has some further potential comprising hall, cloaks/w.c, lounge, dining room, kitchen, attached garage, three good sized bedrooms, family bathroom. Externally a front garden, driveway and rear garden. UPVC double glazing & gas central heating. The property is located within a pleasant suburban location with all amenities close by with road and rail links close by to larger towns & cities as well as Country Parks etc. A brilliant opportunity, viewing essential.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1BG. Proceed along Park Avenue and the property can be found on the left hand side, as identified by our for sale sign.







**ENTRANCE HALL**

Entered through an entrance porch. Staircase to the first floor, understairs store area. Radiator.  
Walk in under stairs store area. Door to;

**CLOAKROOM/W.C**

Low level W.C, wash hand basin. Window to the front.

**LOUNGE**

13' 10" x 11' 10" (4.22m x 3.61m)

Window to the rear elevation. Feature fireplace. Coving to the ceiling. Wall lights. Arch to:



**DINING ROOM**

11' 10" x 10' 9" (3.61m x 3.28m)

Window to the front elevation. Coving to the ceiling. Arch to the lounge.

**KITCHEN**

14' 8" x 12' 3" (4.27m x 3.12m)

Window to the rear elevation. Fitted wall and base units, single drainer sink. Tiled floor.

**SIDE ACCESS HALL**

Door to a Store room area, with potential to form a utility room. Front and rear external entrance doors.



**ATTACHED GARAGE**

18' x 8' 6" (5.49m x 2.59m)

Up and over door. Window to the rear.

**FIRST FLOOR LANDING**

window to the side. Access to the loft. Doors to:

**BEDROOM ONE**

11' 11" x 10' 11" (3.63m x 3.33m)

Window to the front elevation. Radiator.

**BEDROOM TWO**

11'10 x 11'6

Window to the rear elevation. Fitted mirrored wardrobes. Radiator.



**BEDROOM THREE**

12' 3" x 8' 5" (3.73m x 2.57m)

A good sized third bedroom. Two windows, one to the side and one to the rear. Radiator.

**BATHROOM**

12'4 x 5'4 plus recess

Window to the front elevation. Suite comprising a paneled bath with electric over bath shower, low level W.C, wash





hand basin. Double radiator. A store cupboard with the hot water cylinder and Worcester Greenstar Ri gas boiler.

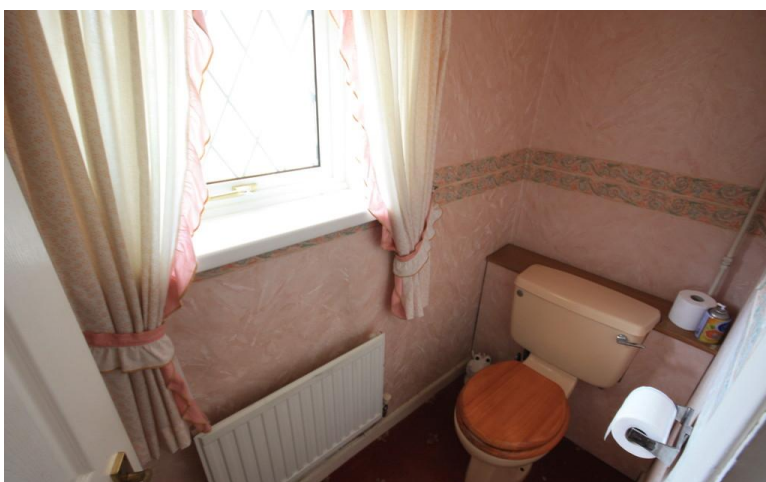
#### EXTERNALLY

#### FRONT GARDEN

The garden is a corner plot which is laid to lawn with shrub borders. A concrete imprint pathway. A driveway provides parking spaces.

#### REAR GARDEN

Laid to lawn with shrub borders.



#### BUILDING PLOT

Included in the sale is a building plot, which has planning for a detached dwelling. REF: ref; 23/00085/OUT.

#### 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

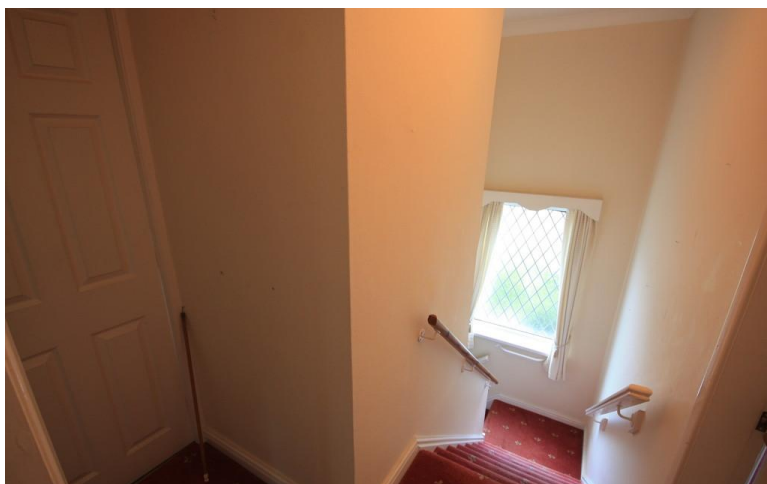
Newcastle Borough Council.

#### COUNCIL TAX BAND C



EPC RATING (PDF available online)

Current: 67D Potential: 82B



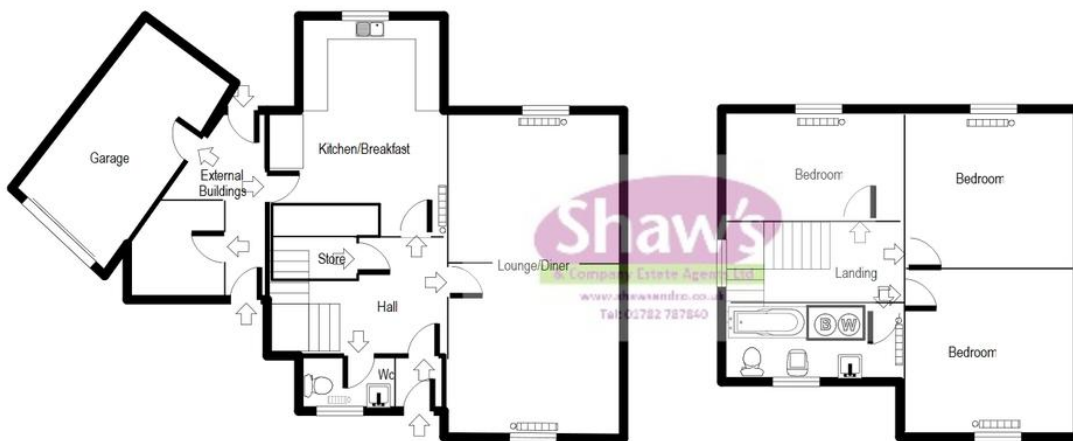




Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error. Details are not intended and the floor plan is illustrative only and is a guide. The plan is to be used for purchase only and should be used in conjunction with a prospective purchase or lease. The services, systems, appliances, fixtures 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