



First Avenue
Kidsgrove, ST7 1DN

- A SEMI DETACHED HOUSE
- LOCATED WITHIN FIRST AVENUE
- NO CHAIN
- FRONT & REAR GARDENS
- KITCHEN/DINING ROOM
- FULL WIDTH LOUNGE
- THREE BEDROOMS, FF BATHROOM
- CONVENIENT LOCATION

£155,000





Property Description

DESCRIPTION

First stop: First Avenue! A semi detached house with no onward chain, comprising kitchen/dining room, lounge, cloaks/w.c, three bedrooms, first floor landing, a white family bathroom. Some further potential. A pleasant rear garden, front garden. UPVC double glazing & gas central heating. The property has easy links to Kidsgrove, Talke the A500 and rail links, whilst benefitting from being on the doorstep to Kidsgrove Park and Bathpool Park round the corner! Viewing imperative without delay of this good sized family home.

DIRECTIONS

Please use postcode ST7 1DN for Sat Nav/Google Maps. Upon entering The Avenue, from Kidsgrove town centre, the road eventually becomes First Avenue, where the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION



ENTRANCE HALL

A part glazed entrance door, radiator. With a staircase up to the first floor.

LOUNGE

16' x 11' 1" (4.88m x 3.38m)

A good sized room with windows to the front and rear, radiator.

KITCHEN/ DINER

16' x 9' 5" (4.88m x 2.87m)

Comprising a range of base and wall mounted cupboard units with worksurfaces above, and single drainer sink unit. Built in oven, gas hob and with an extractor above. Vaillant gas combi boiler. Windows to the front and the side, radiator. Door to walk in understairs store area housing Vaillant gas combi boiler.



REAR HALL

A part glazed rear access door. Door to:

CLOAKS/W.C

A low level W.C. Window to the side.

STORE ROOM

Window to the rear. Tiled walls. Space for appliances.



FIRST FLOOR LANDING

Access to the loft. Potential space for desk or furniture.

BEDROOM ONE

10' 6" x 9' 1" (3.2m x 2.77m) & Recess

Window to the front, radiator. Overstairs area.

BEDROOM TWO

10' 2" x 9' 5" (3.1m x 2.87m)

Window to the front, radiator. Overstairs store cupboard.

BEDROOM THREE

7' 8" x 6' 8" (2.34m x 2.03m)

Window to the rear, radiator.



BATHROOM

Comprising a panelled bath, low level W.C and wash hand basin. Also including an overbath electric shower. Splash back tiling. Radiator. Window to the side.

EXTERNALLY

FRONTAGE

Laid to lawn area with shrub borders. A pathway leads alongside the house to:



REAR GARDEN

A laid to lawn rear garden and paved patio area. The garden attracts the afternoon sun.

ADDITIONAL NOTES

The property benefits from heating with a gas fired Vaillant central heating combi boiler. UPVC double glazing throughout. Also it is on the doorstep to the popular Kidsgrove Park, and with Bathpool park round the corner within walking distance, this is a great spot for you nature lovers!

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

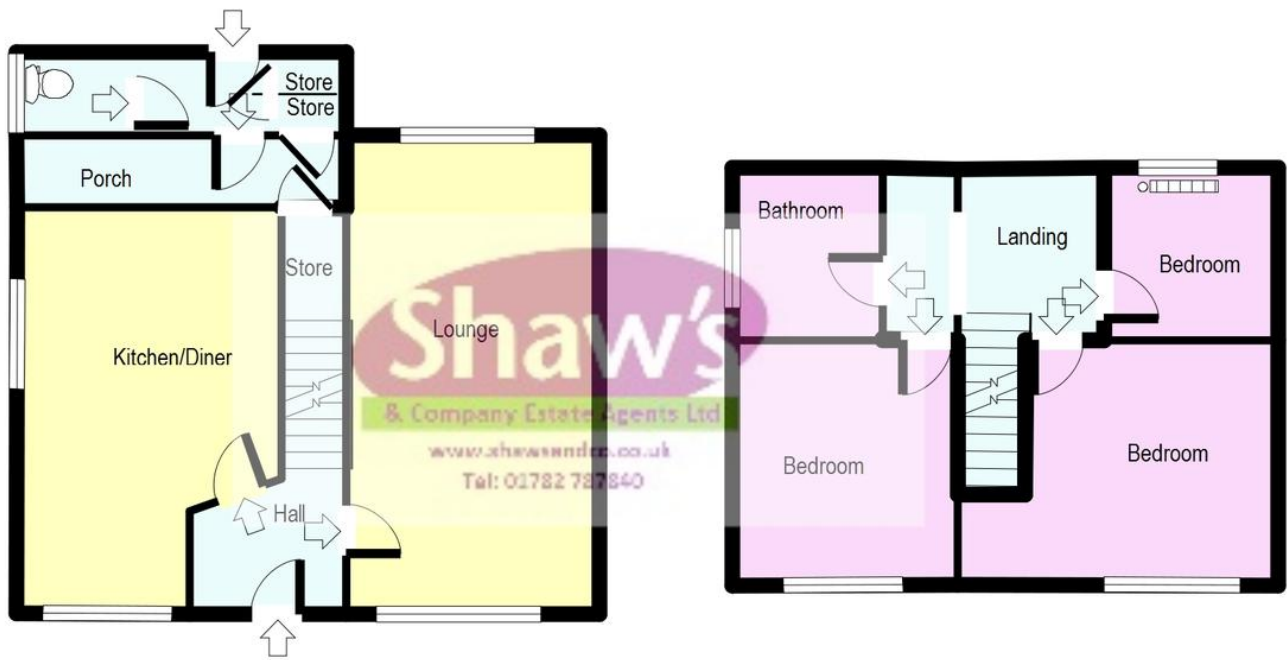
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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.





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