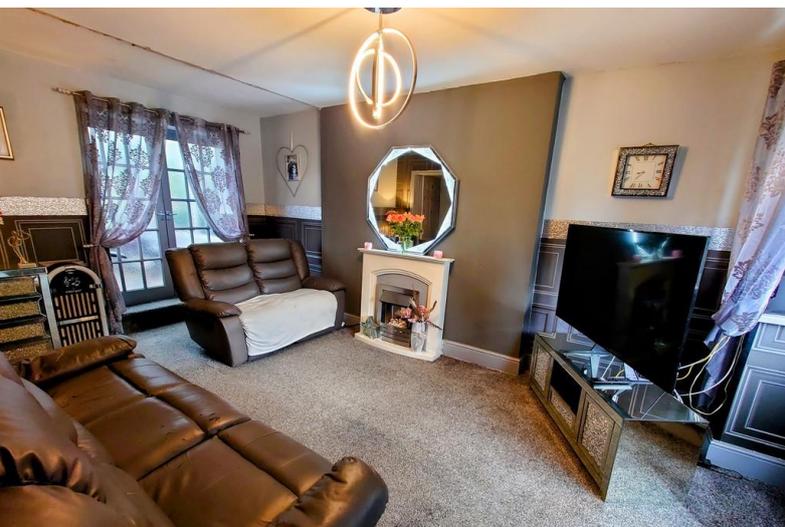


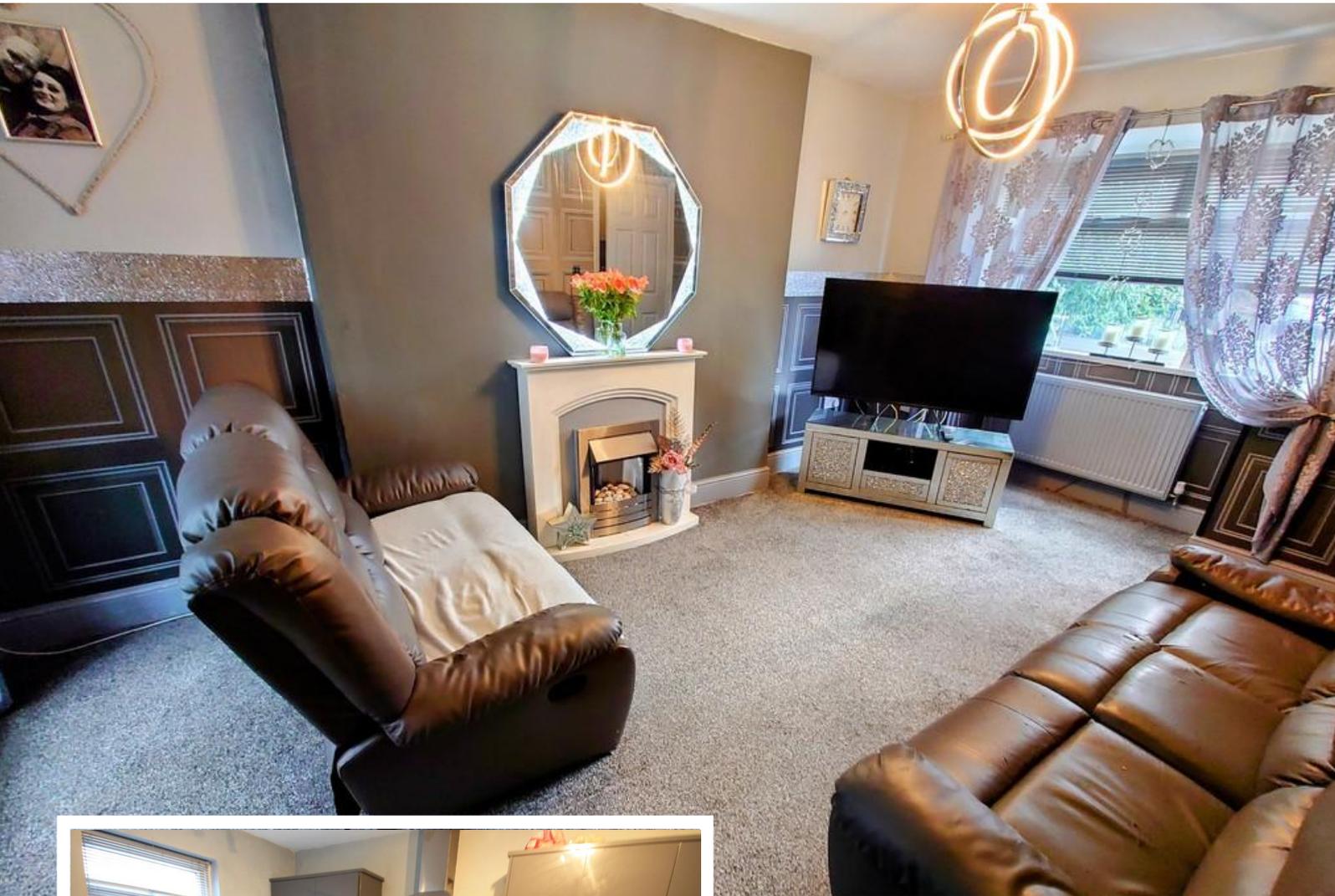


**First Avenue**  
**Kidsgrove, ST7 1DN**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- HALL, BREAKFAST KITCHEN
- LOUNGE, CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- 4 BEDROOMS
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

**£165,000**





## Property Description

### INTRO

A semi detached house comprising, hallway, lounge, conservatory, a breakfast kitchen, rear hall, utility area, ground floor shower room, 4 first floor bedrooms. Externally a frontage for vehicle parking, an attached outbuilding, a rear garden area. Gas central heating from a combi boiler, UPVC double glazing. The property is located within a convenient location and easy access to all facilities via road and rail links. Clough Hall Park and Bathpool Park are close by. Viewing imperative without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat nav for postcode ST7 1DN from Kidsgrove town centre the property can be found on right hand side as identified by our For Sale Sign.

### ENTRANCE HALL

Staircase to the first floor, radiator.

### KITCHEN





12' 3" x 9' 2" (3.73m x 2.79m)

Comprising fitted base and wall units, work surfaces, ceramic sink, window to the front, understairs area.

#### REAR HALL

With a part glazed UPNC door, utility area off.

#### GROUND FLOOR SHOWER ROOM

An enclosed shower cubicle, low level w.c, wash hand basin, window to rear, radiator.

#### LOUNGE

16' 3" x 10' 10" (4.95m x 3.3m)

Window to front, radiator, French doors to:

#### CONSERVATORY

9' 5" x 7' 5" (2.87m x 2.26m)

Upvc double glazed.

#### FIRST FLOOR LANDING

Access to the loft.

#### BEDROOM ONE

10' 6" x 9' 7" (3.2m x 2.92m)

Window to the front, radiator, overstairs store area.

#### BEDROOM TWO

13' 7" x 10' 2" (4.14m x 3.1m) reducing to 10' 2"

Window to the front, radiator.

#### BEDROOM THREE

7' 8" x 6' 6" (2.34m x 1.98m)

Window to the rear, radiator.

#### BEDROOM FOUR

6' 6" x 5' 6" (1.98m x 1.68m)

Window to the side, radiator. (Former bathroom)

#### EXTERNALLY

#### FRONTAGE

A parking area to the front.

#### ATTACHED OUTBUILDING

18' 0" x 9' 6" (5.49m x 2.9m) Approx

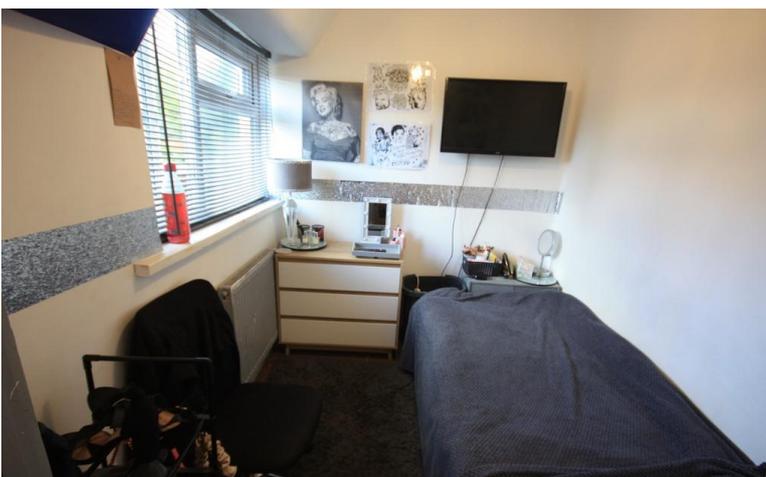
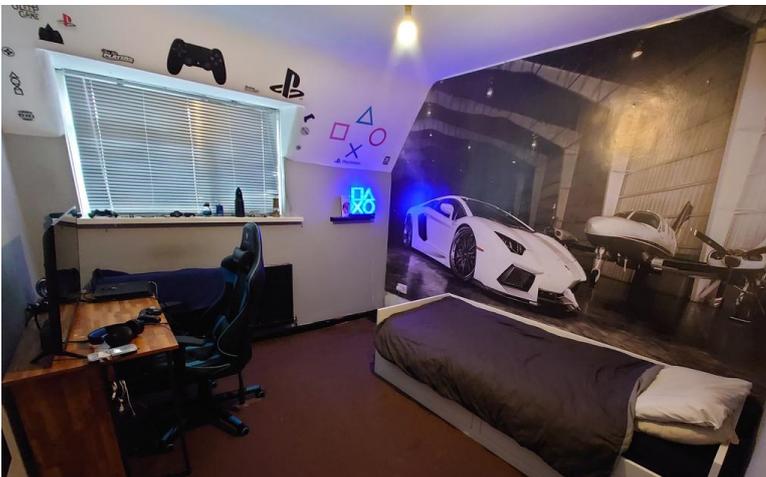
Currently split in to two areas total dimensions. Upvc glazed front entrance door and Upvc rear door.

#### REAR GARDEN

A paved patio area, laid to lawn.

#### 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

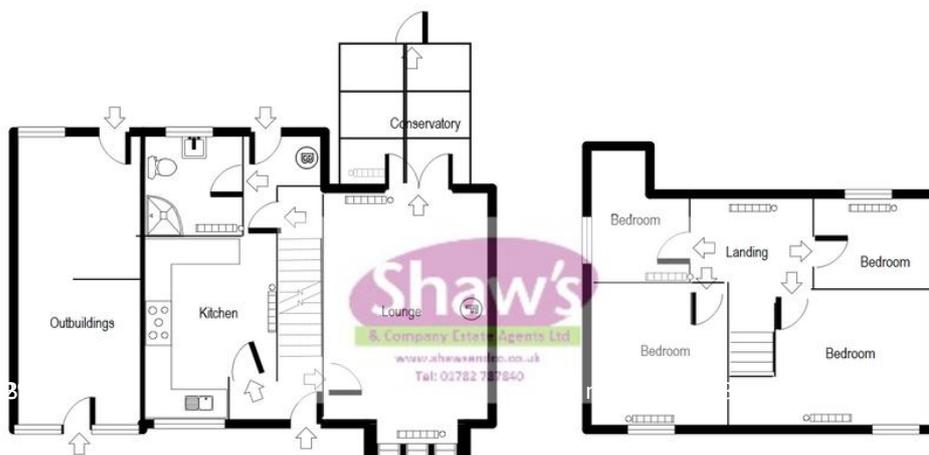
#### EPC RATING (PDF available online)

Current: 56D Potential: 76C





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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 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