

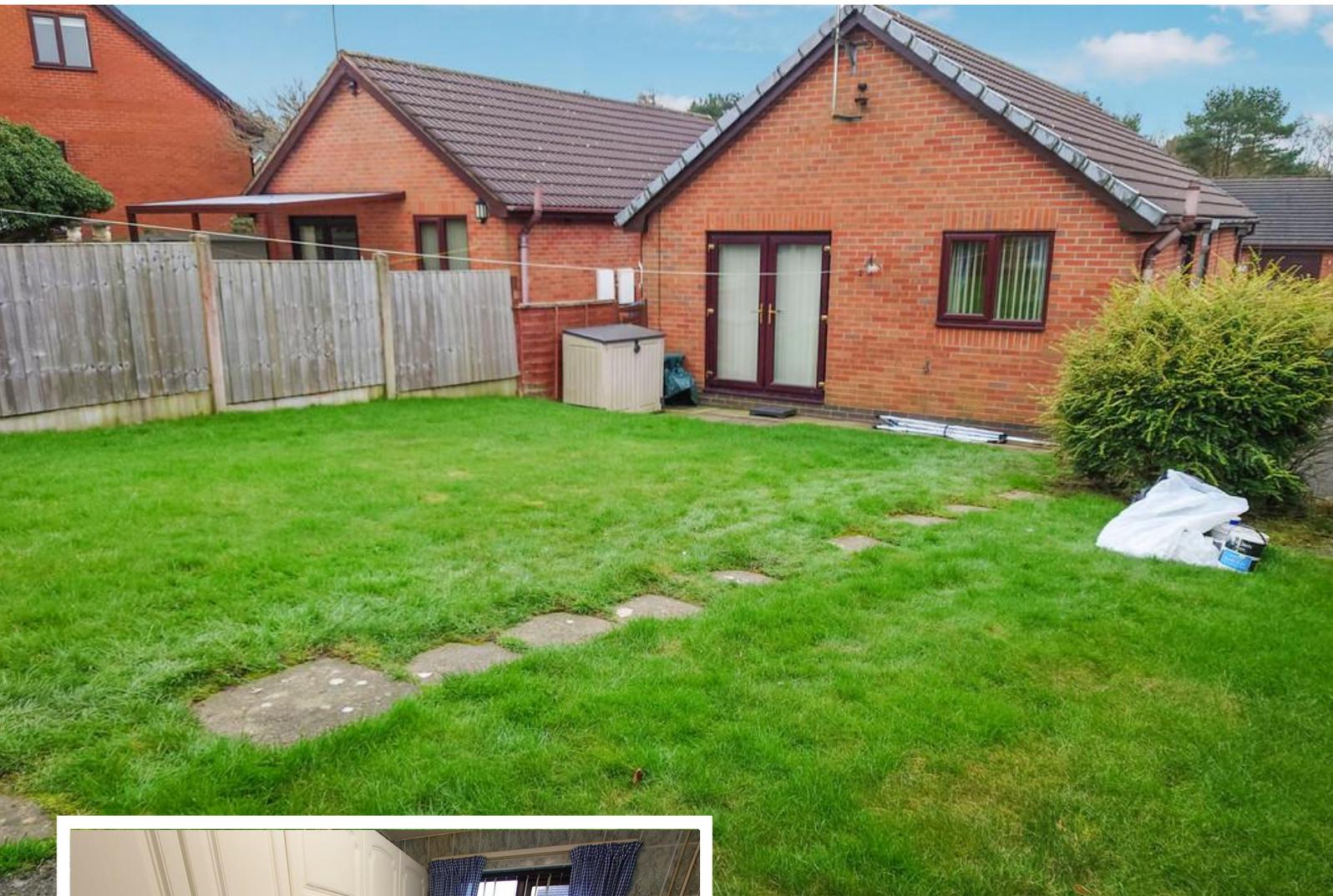


**Tern Avenue**  
**Kidsgrove, ST7 4PJ**

- DETACHED BUNGALOW
- WELL REGARDED LOCATION
- CUL DE SAC
- NO CHAIN
- HALL, KITCHEN, LOUNGE & FRENCH DOORS
- TWO DOUBLE BEDROOMS
- SHOWER/WET ROOM
- LANDSCAPED GARDENS & DRIVEWAY

**£212,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire a detached bungalow with no chain situated within a popular cul de sac comprising an interior of entrance hallway, a fitted kitchen, lounge with French doors to the rear garden, two bedrooms, a shower/wet room. Externally landscaped lawn gardens to the front and rear and a driveway provides parking spaces. UPVC double glazing and gas central heating. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4PJ. On entering Tern Avenue, the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door, radiator, cylinder cupboard/store cupboard. Laminate flooring.

### LOUNGE





15' 10" x 9' 7" (4.83m x 2.92m)

French doors to the rear garden. Fireplace and inset fire. Wall lights, coving to the ceiling, radiator.

**KITCHEN/BREAKFAST ROOM**

9' 10" x 7' 8" (3m x 2.34m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Tiled floor. Baxi solo gas central heating boiler. Laminate flooring. Tiled walls where visible.

**BEDROOM ONE**

15' 5" x 9' 6" (4.7m x 2.9m)

Window to the front elevation. Fitted wardrobes. Radiator. Access to loft via pull down ladders (loft is boarded and insulated)



**BEDROOM TWO**

9' 9" x 8' 2" (2.97m x 2.49m)

Window to the front elevation. Laminate flooring. Radiator.

**SHOWER ROOM**

8' 1" x 4' 6" (2.46m x 1.37m)

Window to the side elevation. Wall mounted shower, low level W.C, wash hand basin. Splash back to the walls. Radiator. PVC ceiling.



**EXTERNALLY**

**FRONT**

Lawned garden. A driveway provides off road parking.

**REAR**

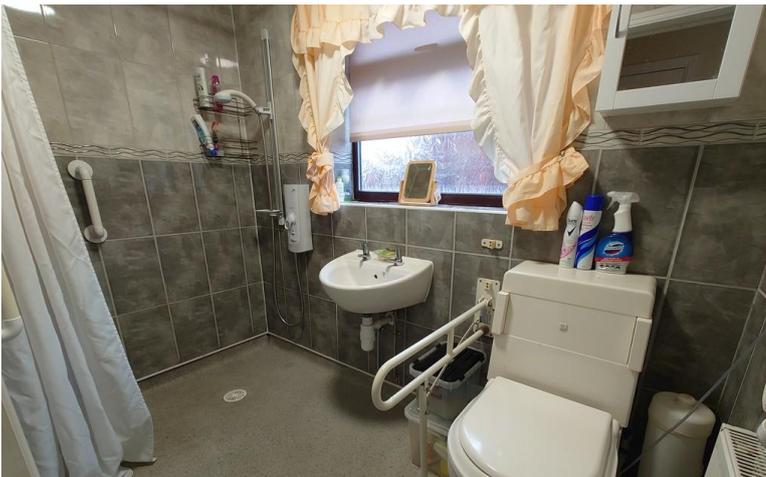
A good sized garden laid to lawn with a patio area.

**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 C

#### EPC RATING (PDF available online)

Current: 65D Potential: 86B





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