



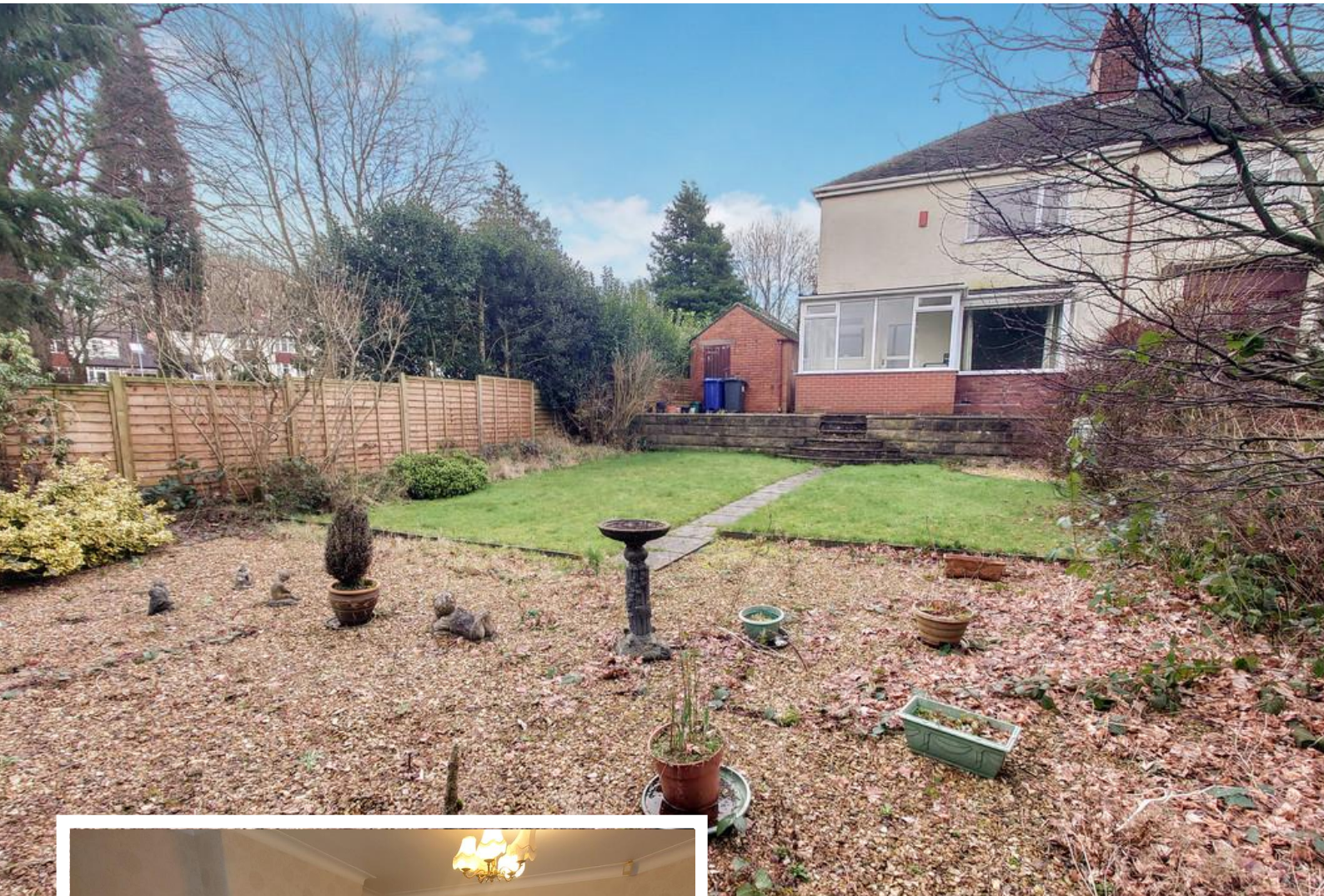
Park Avenue

Clough Hall, Kidsgrove, ST7 1BQ

- MATURE SEMI DETACHED HOUSE
- WELL REGARDED LOCATION
- PORCH, HALL, A BAY WINDOW LOUNGE
- DINING ROOM, KITCHEN
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED GARDENS
- UPVC D/G & GAS C/H
- DETACHED GARAGE

£250,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a lovely mature semi detached house located within a well regarded location comprising entrance porch, hallway, a bay window lounge, dining room, kitchen, three good sized bedrooms and a family bathroom. A detached brick garage, a landscaped front garden and good sized rear garden area. UPVC double glazing and gas central heating. Some further potential to update. Located close by are many facilities and excellent road links to the A34/A500 along with rail links leading to further afield. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1BQ. Following the road, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

UPVC windows and doors. Door to:



ENTRANCE HALL

11' 6" x 8' (3.51m x 2.44m)

Entered through a glazed entrance door. Staircase to the first floor. Understairs store. Radiator.

LOUNGE

11' 5" x 11' 11" (3.48m x 3.63m)

Bay window to the front elevation. Coving to the ceiling. Radiator.

DINING ROOM

11' 11" x 11' 5" (3.63m x 3.48m)

Window to the rear elevation over looking the pleasant rear garden area. Radiator.



KITCHEN

11' 1" x 7' 11" (3.38m x 2.41m)

Windows to the rear and side elevation. A range of wall and base units, one and half bowl sink unit, worksurface, splash back tiling. Space for appliances. Glow worm ultra com 15XS gas central heating boiler.

CONSERVATORY/REAR PORCH

11' x 6' (3.35m x 1.83m)

A dwarf wall and UPVC double glazing windows, door to the garden.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft, coving to the ceiling. Doors to:

BEDROOM ONE

11' 11" x 11' 6" (3.63m x 3.51m)

Bay window to the front elevation. Fitted wardrobes. Radiator.

BEDROOM TWO

12' x 11' 5" (3.66m x 3.48m)

Window to the rear elevation giving views over the garden and Clough Hall Park. Fitted wardrobes. Radiator.



BEDROOM THREE

8' 8" x 8' (2.64m x 2.44m)

Window to the front elevation. Radiator.

BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m)

Window to the side. A Suite comprising: pannelled bath, low level W.C, wash hand basin. Cupboard housing hot water cylinder. Radiator.



EXTERNALLY

FRONT

Generous sized garden laid to lawn with shrub borders.
Driveway leading to:

GARAGE

16' x 8' 7" (4.88m x 2.62m)

Electric roller door. Electric light and power. Attached two outbuildings to the rear of the garage.

REAR

Attracting the afternoon sun and overlooking Clough Hall Park. Landscaped garden which is laid to lawn with shrub borders.

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: Potential:







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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