

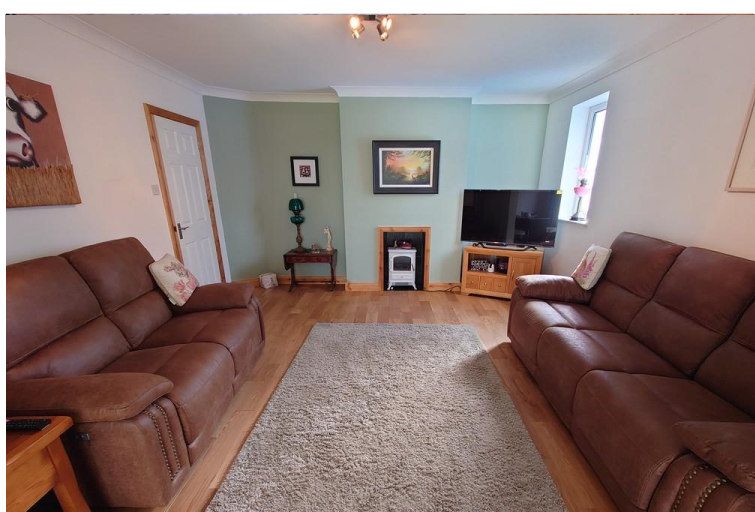


**Kinnersley Avenue**  
**Clough Hall , ST7 1AP**

- A DETACHED BUNGALOW
- WELL REGARDED LOCATION
- EXTENDED TO THE REAR
- HALL, LOUNGE, DINING ROOM
- SPACIOUS BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- ATTACHED STUDIO/OFFICE
- LANDSCAPED GARDENS

**£290,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale an extended detached bungalow within a well regarded location which must be viewed to be fully appreciated internally and to see the private aspect of the the rear garden, internally the property comprises entrance hallway, lounge with the arch to the extended dining room, a good sized breakfast kitchen, two double bedrooms, a shower room. Externally a paved frontage for the parking. A lovely landscaped rear garden area with a high degree of privacy & pleasant outlook. An attached converted office/studio room making really useful space for hobbies & interests. UPVC double glazing & gas central heating. Access to the very useable loft storage area. The property is located within easy access to all facilities and road/rail links. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1AP. On entering the Avenue the property can be found on the right hand side, as identified by our for sale sign.



**ENTRANCE HALL**

Entered through a UPVC door with a covered entrance porch. Travertine flooring. Coving to the ceiling, access to the loft which provides lots of useful storage space. . Tiled floor, radiator.

**LOUNGE**

12' 5" x 11' 10" (3.78m x 3.61m)

A spacious room. Window to the side elevation. Chimney breast with inset. Coving to the ceiling. Radiator. Arch to:

**DINING ROOM**

12' 5" x 8' 1" (3.78m x 2.46m)

With large French doors to the rear garden, radiator. Timber flooring.



**KITCHEN/BREAKFAST ROOM**

12' x 8' 11" (3.66m x 2.72m)

Windows to both the rear and side elevations. An extensive range of wall and base units, inset sink and worksurfaces. Concealed space for washing machine Space for a range cooker. Gas central heating boiler. Travertine flooring, radiator. A UPVC glazed rear external door to the garden.

**BEDROOM ONE**

13' 5" x 11' 11" (4.09m x 3.63m)

Bay window to the front elevation. Laminate flooring. Radiator.



**BEDROOM TWO**

9' 11" x 9' 5" (3.02m x 2.87m)

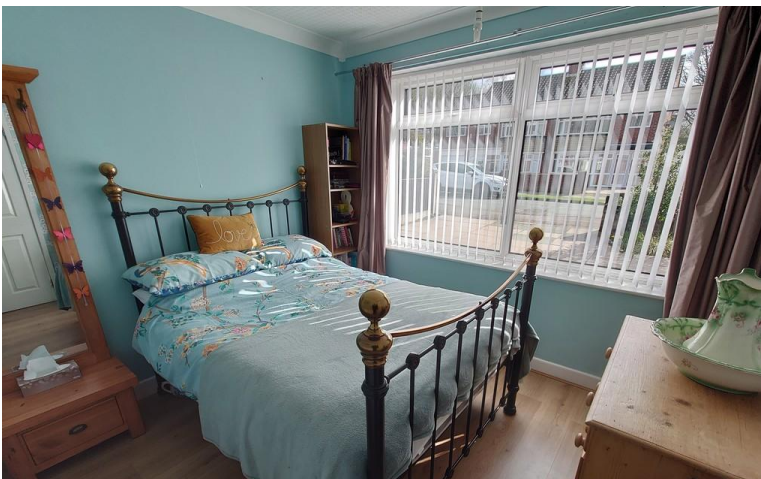
Window to the front elevation. Radiator.

**SHOWER ROOM**

Window to the side elevation. Double shower cubicle with electric shower, wash hand basin. Splash back tiling to the walls, tiled floor, radiator.

**WC**

Window to the side elevation. Low level W.C.



**EXTERNALLY**

**FRONTAGE**

A paved driveway extending to the side and front of the property provides off road parking spaces

**OFFICE/STUDIO**

26' 3" x 8' 9" (8m x 2.67m)

Entered through a side access door. A very useful hobby room or work from home space etc. UPVC front entrance



door.

REAR

A good sized garden attracting the afternoon sun and having a high degree of privacy. Laid to lawn with shrub borders, patio area. Lovely outlook on to the park and woodland.











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.  
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