



Second Avenue
Kidsgrove, ST7 1DE

- A SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED & IMPROVED
- SPACIOUS RESIDENCE
- HALL, CLOAKS/W.C, LOUNGE
- DINING ROOM & BREAKFAST KITCHEN
- THREE GOOD SIZED BEDROOMS
- UPDATED BATHROOM
- UPVC D/G, GAS C/H

£195,000





Property Description

INTRO

Shaw's & Co are delighted to bring to the market a stunning beautifully presented semi detached house which must be viewed to be fully appreciated comprising spacious accommodation, entrance hall, lounge, dining room, cloaks/wc, a well appointed breakfast kitchen & French doors to rear, store/pantry, three double bedrooms, an updated white family bathroom. Externally double width parking to the front, a lovely landscaped rear garden attracting the afternoon sun. UPVC double glazing & gas central heating. All amenities close by with road & rail links. Viewing imperative. (draft details subject to approval)

ENTRANCE HALL

UPVC external door, the staircase to the first floor. Radiator. door to;

CLOAKS/W.C

Comprising a low level W.C wash hand basin, window to the rear, radiator.



LOUNGE

12' 10" x 11' 11" (3.91m x 3.63m)

Window to the front, radiator. A feature fireplace and surround.

DINING ROOM

10' 11" x 10' 11" (3.33m x 3.33m)

Window to the front, radiator.

BREAKFAST KITCHEN

17' 2" x 8' 4" (5.23m x 2.54m)

Comprising an updated well appointed kitchen with base and wall units, worksurfaces, single drainer sink, built in double oven and hob, breakfast bar area, splash back tiling, window to the rear and a rear access door to the garden, radiator. Store cupboard. Window to the rear.



FIRST FLOOR LANDING

A good sized landing area, window to the side, large store cupboard off.

BEDROOM ONE

12' 11" x 12' 11" (3.94m x 3.94m)

Window to the front, radiator.

BEDROOM TWO

12' x 8' 5" (3.66m x 2.57m)

Window to the rear, radiator.



BEDROOM THREE

10' 10" x 10' 10" (3.3m x 3.3m)

Window to the front, radiator.

BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m)

Comprising a well appointed white suite with a paneled bath with an over bath shower, low level W.C, wash hand basin, splash back tiling, window to the rear, radiator.



EXTERNALLY

A concrete imprinted driveway provides double width parking spaces, a pathway to the rear garden.

REAR GARDEN

A pleasant landscaped rear garden area with a paved patio area, a laid to lawn garden and a further patio area. The garden attracts the afternoon sun and has a high degree of privacy.

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: 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