



The Avenue Kidsgrove, ST7 1AQ

- SPACIOUS END TOWN HOUSE
 - CUL DE SAC LOCATION
 - SPACIOUS RESIDENCE
 - EASY ACCESS TO RAIL & ROAD LINKS
 - HALL, BREAKFAST KITCHEN, CLOAKS/W.C/UTILITY
 - LOUNGE, 4 BEDROOMS, SHOWER ROOM & BATHROOM
 - UPVC D/G, GAS C/H
 - POPULAR & CONVENIENT LOCATION
- £200,000**



The Avenue, Kidsgrove, Stoke-on-Trent



Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a very spacious three storey 4 bedroom end town house of approx 107 SQM located on a end corner plot with a pleasant canal side outlook to rear. The property internally comprises, entrance hall with storage, a breakfast kitchen, utility/cloaks, lounge to the rear, first floor two bedrooms, a family bathroom, two second floor double bedrooms, shower room. Constructed approx 2006. Gas combi heating & UPVC double glazing. The property is located within easy access to all amenities with road & rail links close by. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1AQ. Follow the Avenue from the town centre and the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, understairs store. Radiator.

KITCHEN

11' 5" x 8' 9" (3.48m x 2.67m)

Window to the front elevation. A range of wall and base units. Built in oven, hob with extractor over. Tiled floor. Radiator.

UTILITY ROOM/CLOAKROOM

Low level W.C, wash hand basin. Tiled floor.



LOUNGE

13' x 11' (3.96m x 3.35m)

French doors to the rear elevation. Radiator.

FIRST FLOOR LANDING

Stairs to second floor. Doors to:

BEDROOM ONE

13' x 11' (3.96m x 3.35m)

Juliet balcony to the rear elevation. Radiator.

BEDROOM TWO

13' x 8' 11" (3.96m x 2.72m)

Window to the front elevation. Radiator.



BATHROOM

Suite comprising: panelled bath, low level W.C, wash hand basin. Tiled floor and walls. Vertical radiator.

SECOND FLOOR LANDING

Doors to:

BEDROOM THREE

13' x 9' max" (3.96m x NaNm)

Window to the rear elevation. Access to storage area. Radiator.

BEDROOM FOUR

13' x 11' (3.96m x 3.35m)

Window to the front elevation. Radiator.



SHOWER ROOM

Shower cubicle, low level W.C, wash hand basin. Splash back tiling.

FRONT

Block paved with designated parking.



REAR

Timber fencing boundary with woodland to the rear.
Garden is 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 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

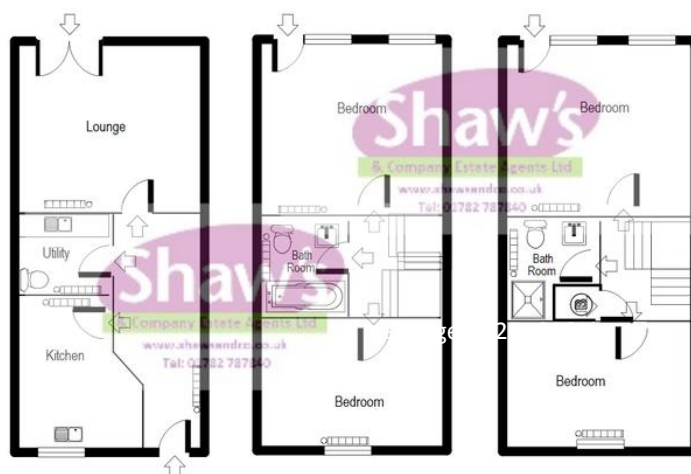
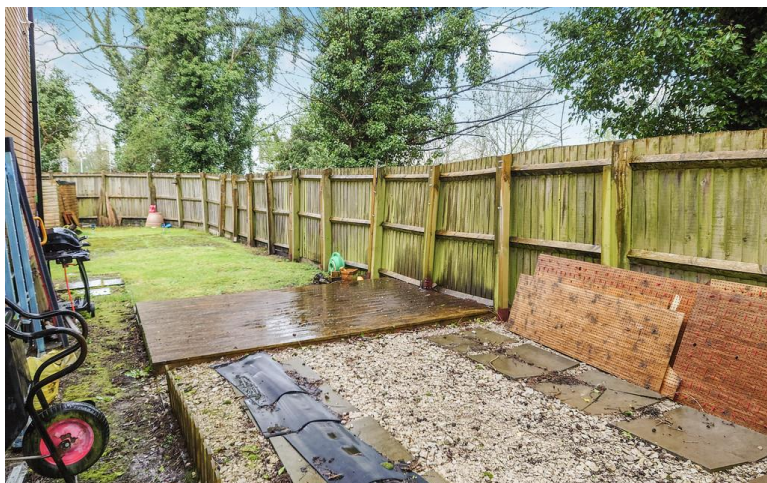
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 77C Potential: 89B





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 and 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