



**Hillside Avenue**  
**Kidsgrove, ST7 4LW**

- DETACHED RESIDENCE
- SPACIOUS LOUNGE/DINING ROOM **Offers In Excess Of £200,000**
- WITHIN A POPULAR LOCATION
- TWO DOUBLE BEDROOMS, THIRD SINGLE/OFFICE
- NO CHAIN - READY TO MOVE INTO
- FAMILY BATHROOM
- UPDATED KITCHEN
- UPVC D/GLAZING & GAS C/HEATING





## Property Description

### INTRO

The best of both worlds! Shaw's & Co are delighted to offer For Sale with no chain a really nice smart detached house with no chain, within this popular location which must be viewed to be fully appreciated, comprising a well appointed updated modern kitchen & utility area, a spacious through lounge/dining room, a brick base conservatory to rear, two double bedrooms, a third bedroom/study, a family bathroom with over shower. Externally landscaped gardens to the front and rear. A paved driveway for parking. UPVC double glazing & gas central heating from a combi boiler. The property is located within a pleasant location with lot of countryside, Bathpool & Birchenwood Park yet within easy access to all amenities, shops, schools, road & rail links. Viewing imperative. (drft details subject to approval)



#### DIRECTIONS

Please follow Sat Nav with postcode ST7 4LW. From Stonebank Road, turn in to Chatterley Drive and then in to Hillside Avenue. You will find the property on the left hand side, as identified by our for sale sign.

#### ENTRANCE HALL

Entered through a UPVC door. Stairs to the first floor, laminate flooring. Radiator. Door to:

#### LOUNGE/DINER

22' 9" x 15' 10" into stairs" (6.93m x 4.83m)

Window to the front elevation. Surround with inset fire. Radiator. Patio doors to:



#### CONSERVATORY

9' 4" x 8' 2" (2.84m x 2.49m)

Dwarf wall construction. Double glazed windows and door.

#### KITCHEN

8' 2" x 7' 2" (2.49m x 2.18m)

Window to the rear elevation. A range of updated cupboards comprising: wall and base units, single drainer sink with mixer tap, worksurface. Built in oven, hob with extractor over. Splash back tiling, tiled floor.



#### FIRST FLOOR LANDING

Access to the loft. Doors to:

#### BEDROOM ONE

11' 2" x 9' (3.4m x 2.74m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

11' 5" x 8' 22" (3.48m x 3m)

Window to the rear elevation. Store cupboard. Radiator.

#### BEDROOM THREE

6' 5" x 6' (1.96m x 1.83m)

Window to the front elevation. Radiator.



#### BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m)

Window to the rear elevation. Suite comprising: P shaped bath with shower over, low level W.C, wash hand basin. Part tiled walls, laminate flooring. Chrome heated towel rail.



#### EXTERNALLY

##### FRONT

Garden laid to lawn with shrub borders. Off road parking provided by a paved drive leading to:

##### REAR

A pleasant garden with a paved patio with steps leading to a 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 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

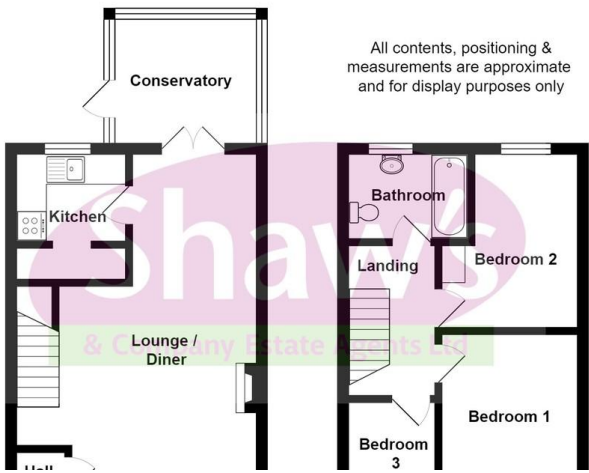
Newcastle Borough Council.

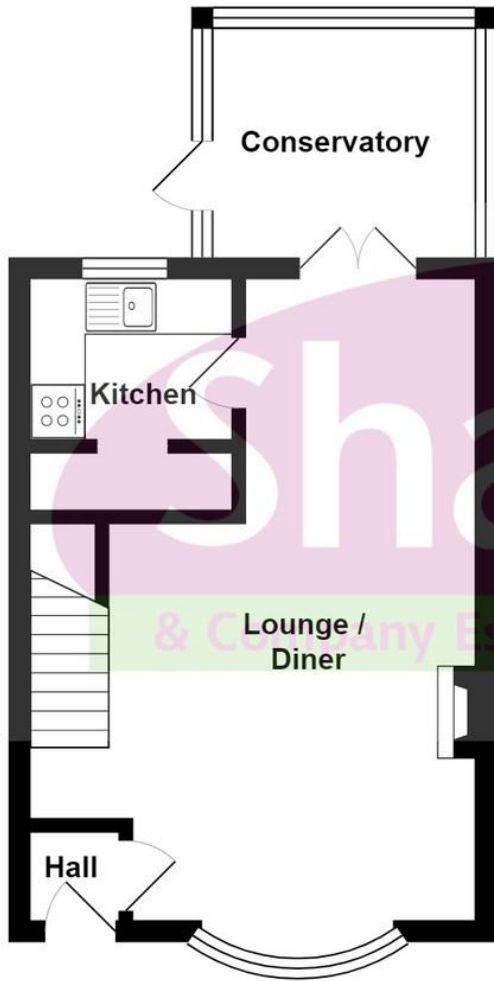
##### COUNCIL TAX BAND C

##### EPC RATING (PDF available online)

Current: Potential:

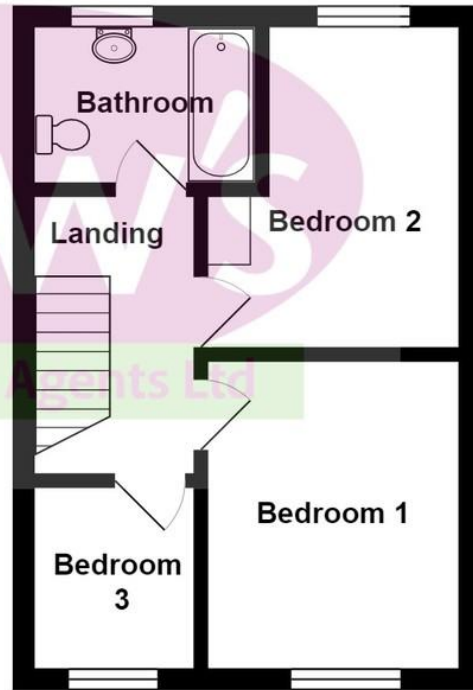






**Ground Floor**

All contents, positioning & measurements are approximate and for display purposes only



**First Floor**