



**Park Avenue**  
**Clough Hall, ST7 1BG**

- SEMI DETACHED HOUSE
- WELL REGARDED LOCATION
- NO CHAIN
- HALL, LOUNGE, CONSERVATORY
- KITCHEN, THREE BEDROOMS
- FAMILY BATHROOM
- LANDSCAPED GARDENS
- PLEASANT OUTLOOK TO THE REAR

**£230,000**







## Property Description

### INTRO

Located within the well regarded Clough Hall a mature semi detached house with no chain, comprising, entrance hallway, a bay window dining room, a rear facing lounge with patio doors to the conservatory and rear garden, a kitchen, two double bedrooms & a third bedroom/study, a family bathroom. Externally landscaped gardens to the front and rear. A pleasant out look to the rear of the property. Double glazing & gas central heating. A semi detached brick garage. The property is within easy access to all amenities yet within a pleasant suburban location. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with Postcode ST7 1BG. From The Avenue and Clough Hall Road turn in to Park Avenue and the property can be found on the left hand side, as identified by our for sale sign.

### COVERED ENTRANCE PORCH





Door to:

**ENTRANCE HALL**

Entered through a UPVC door. Stairs to the first floor. Under stairs store. Coving to the ceiling. Radiator.

**DINING ROOM**

13' x 11' 5 max" (3.96m x 3.48m)

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

**LOUNGE**

13' 5" x 11' 5" (4.09m x 3.48m)

Feature fireplace with gas fire. Coving to the ceiling. Radiator. Patio doors to:

**CONSERVATORY**

10' 10" x 9' 1" (3.3m x 2.77m)

Dwarf wall construction with UPVC windows and door. Tiled floor.



**KITCHEN**

13' 2" x 6' 10" (4.01m x 2.08m)

Window to the rear elevation. A range of wall and base units, one and a half bowl sink, worksurface. Built in double oven, electric hob with extractor over. Radiator. Side access door.



**FIRST FLOOR LANDING**

Window to the side elevation. Access to the loft. Doors to:

**BEDROOM ONE**

13' 5" x 11' 5" (4.09m x 3.48m)

Window to the rear elevation. Built in wardrobes. Coving to the ceiling. Radiator.

**BEDROOM TWO**

14' 5" x 11' 5" (4.39m x 3.48m)

Window to the front elevation. Radiator. Fitted wardrobes.

**BEDROOM THREE/STUDY**

7' 6" x 6' 10 max redicing to 5'1" (2.29m x 2.08m)

Window to the front elevation. Radiator.



**BATHROOM**

7' 2" x 6' 8" (2.18m x 2.03m)

Window to the rear elevation. Suite comprising: panelled bath, shower cubicle wash hand basin. Splash back tiling to the walls. Baxi Duo Tec gas central heating boiler. Radiator.

**SEPARATE W.C**

Low level W.C Window to the side, splash back tiling to the





walls.

#### EXTERNALLY

##### FRONT

A landscaped paved garden area with shrub borders. Driveway provides off road parking.

##### SEMI DETACHED GARAGE

19' 3" x 8' (5.87m x 2.44m)

Brick construction with a sloping ceiling. Front entrance doors, side window and access door. Electric light and power.



##### REAR

With a pleasant outlook, the good sized garden 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

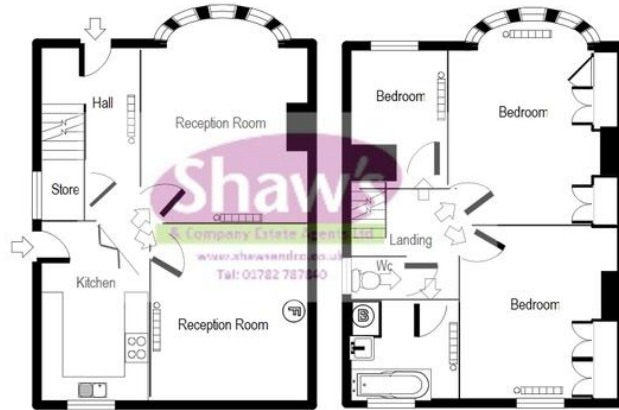


EPC RATING (PDF available online)

Current: Potential:







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 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