



**Whitehall Avenue**  
**Kidsgrove, ST7 1EP**

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- STUNNING PRESENTATION THROUGHOUT
- NO CHAIN
- DOUBLE WIDTH CONSERVATORY/ EXTENSION
- STUNNING WOODLAND OUTLOOK TO THE REAR
- PAVED DRIVEWAY WITH PARKING FOR 2
- UPDATED KITCHEN, GROUND FLOOR W.C., MODERN SHOWER ROOM

**£179,950**





## Property Description

### INTRO

Take in that view! New on the market an excellent sized family home, with **THREE BEDROOMS** and **NO CHAIN!** Modernised, and beautifully presented throughout, this spacious family home isn't to be missed! Set in a tucked away location, with amazing woodland outlook and garden to the rear, the property boasts lots of lovely features! Comprising entrance hall, L shaped lounge/dining room, updated kitchen, with doors to the excellent conservatory/extension which spans the width of the property, ground floor cloaks/w.c, and to the first floor are the three bedrooms, modern shower room, separate w.c and gives very easy access to the loft. Externally a paved driveway for the front allows parking for two vehicles. Within walking distance to Kidsgrove town centre with ideal local amenities, whilst being near the train station and very useful road links across the city. Contact us today to get your viewings in!





#### DIRECTIONS

Please follow postcode ST7 1EP with Sat Nav/Google Maps. From King Street, Kidsgrove Town Centre, turn left into Whitehall Avenue, and left again, where the property can be found as identified by our For Sale board.

#### ACCOMMODATION

##### ENTRANCE HALL

Front Composite entrance door. Staircase to the first floor, with useful understairs open storage area and into small cupboard. Radiator. Hive thermostat control. Window to the side.



##### LOUNGE/ DINING ROOM

17' 11" x 15' 3" (5.46m x 4.65m)

An 'L' shaped lounge/dining room, with window to the front, two radiators and featuring a Multi fuel stove with brick surround. Coving to the ceiling. UPVC door to:

##### CONSERVATORY 1

10' 9" x 7' 11" (3.28m x 2.41m)

A UPVC conservatory making for an ideal leisure or dining area. Electric radiator. Perspex roof. UPVC door to Conservatory 2 room.



##### KITCHEN DINER

13' 4" x 8' (4.06m x 2.44m)

A lovely fitted kitchen with plenty of base and wall mounted cupboard units and worksurfaces over. Window to the side, and window overlooking the Conservatory 2/Utility. Single drainer sink unit. Eye level Oven/grill with separate electric induction hob, and extractor hood over. Small Fridge. Radiator. Vinyl flooring. Space for a dining table. UPVC door to:

##### CONSERVATORY 2/ UTILITY

8' 9" x 7' 6" (2.67m x 2.29m)

A further lovely extended area, UPVC windows. Tiled floor. UPVC door to the rear garden. Door to:



##### CLOAKS/ W.C

A low level W.C and electric chrome radiator. Space/plumbing for a washing machine and separate dryer (with worktop).

##### FIRST FLOOR LANDING

Window to the side.

##### BEDROOM ONE

13' 1" x 9' 5" (3.99m x 2.87m)

Window to the front, radiator. Free standing wardrobes. Coving to the ceiling.



#### BEDROOM TWO

13' 3" x 8' 1" (4.04m x 2.46m)

Window to the rear with that beautiful outlook! Radiator. Coving to the ceiling.

#### BEDROOM THREE

9' 1" x 7' 1" (2.77m x 2.16m)

Window to the front, radiator. Steps up, and a cupboard takes you to a staircase which leads to the loft. Coving to the ceiling.

#### LOFT AREA

Being of 2 areas measuring:

7'11" x 6'11" and 16'6" x 7'11". All fully insulated under the flooring, and with boarding.

#### SHOWER ROOM

7' 1" x 5' 6" (2.16m x 1.68m)

A beautifully modernised shower room, with enclosed shower cubicle having mains pressured shower, glass screen. Wash hand basin. Vanity mirrored cabinet. Radiator. Towel rail. Part tiled walls and tiled flooring. Frosted opaque window to the rear. Cupboard housing modern Worcester Bosch gas combi boiler (With full service history)



#### W.C

A separate room housing the low level W.C, and window to the side.

#### EXTERNALLY

##### FRONTAGE

A paved driveway allows for parking for two vehicles. Shrubbery area to the side, and enclosed by wall. Steps down to the front door, and a gated access leads to the side and rear garden.

##### REAR GARDEN

A truly magically rear garden with amazing woodland outlook to the rear, offering a lovely spot and being nicely private. A paved patio area leads down to the laid to lawn garden. Enclosed with wall and fencing and shrub borders. Tin shed.

#### ADDITIONAL NOTES

The property is available with no upward chain. All light fittings, blinds/curtains are included within the sale. Some fixtures/fittings may be available to included in the sale. UPVC facias and soffits are all in good order.





PLEASE NOTE - The property is of re-built Schindler construction, and a 'Retrospective PRC certificate' is available, which may be required for mortgage lending purposes.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### 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.

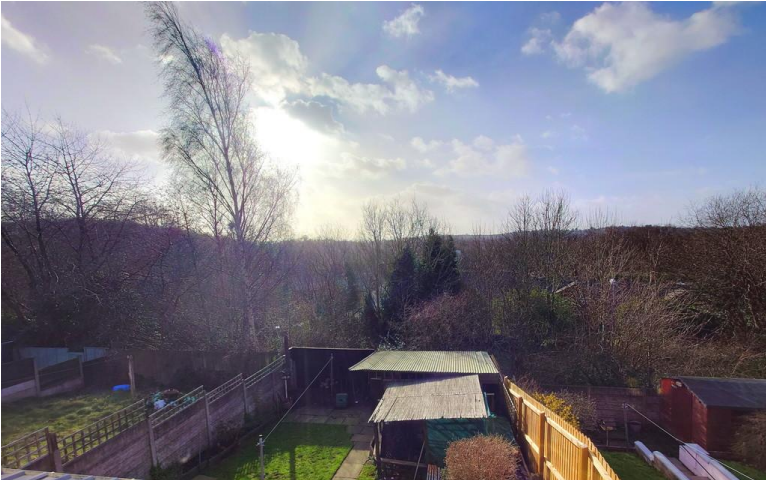
#### COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 74C Potential: 87B









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