



**Windmill Avenue**  
**Kidsgrove, ST7 4HS**

• A RENOVATION PROJECT	• RED ASH FOUND & OTHER REFURBISHMENT REQUIRED	<b>£140,000</b>
• INCREDIBLE POTENTIAL, PRICED TO SELL	• THREE BEDROOMS	
• A DETACHED HOUSE, NO CHAIN	• LOUNGE INTO DINING ROOM	
• CASH BUYER INVESTORS ONLY	• BEAUTIFUL REAR GARDEN	





## Property Description

### INTRO

The opportunity of the year! For Sale To CASH BUYER INVESTORS ONLY due to the FULL RENOVATION required - A THREE BEDROOM DETACHED HOUSE, situated in a highly popular location and with amazing potential to make your own. Set on a lovely plot with a beautiful good sized and private south facing rear garden. The hall and kitchen have been found to have level 3 red ash, and structural cracking can be found throughout. Entrance porch and hall, lounge into a dining room, kitchen, and to the first floor and the bedrooms and family bathroom. UPVC double glazing and gas central heating but requiring updating. Recently done searches are available for free which will speed up the conveyancing process. Contact us today as this one is priced to sell!

### CASH BUYERS ONLY

Please be advised that we are currently marketing for cash buyers only - Due to red ash being found in the hallway and kitchen, and due to the structural works which may be required. We are not looking at mortgage applicants at



this time. We don't have any structural surveys on record, this would be at buyer's discretion to carry out any checks they require.

#### DIRECTIONS

Please use postcode ST7 4HS for Sat Nav/Google Maps. From the A50 Liverpool Road, proceed down Ravenscliffe Road, and left into Windmill Avenue. Follow the road round to the left, and eventually the property can be found on the right hand side as identified by our For Sale sign.

#### ACCOMMODATION



#### ENTRANCE PORCH

Front entrance door with inset windows. Tiled flooring. Door to:

#### ENTRANCE HALL

12' 2" x 6' 8" max (3.71m x 2.03m)  
Staircase to the first floor, radiator. Understairs store cupboard.

#### LOUNGE/ DINING ROOM

24' 4" x 11' (7.42m x 3.35m)

A long through room with defined two areas. Lounge area measures 12'5 x 11' and dining area measures 11'10 x 8'8. Two windows to the front and the rear. Gas fire.

#### KITCHEN

11' 7" x 8' 11" (3.53m x 2.72m)

Comprising base and wall mounted cupboard units with worksurfaces. Single drainer sink unit. Gas cooker point. Space and plumbing for washing machine. Window to the rear, UPVC side access door. Tiled flooring. Door to pantry store area, having electric consumer unit, gas meter, and having small timber window to the side. The suite is in need of modernisation.

#### FIRST FLOOR LANDING

Access to the loft. Window to the side.

#### BEDROOM ONE

12' 3" x 9' 11" (3.73m x 3.02m)

Window to the front, radiator.

#### BEDROOM TWO

11' 10" x 10' 8" (3.61m x 3.25m)

Window to the rear overlooking the lovely rear garden, radiator.





#### BEDROOM THREE

8' 6" x 7' 9" (2.59m x 2.36m)

Window to the side, radiator.

#### BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m)

A panelled bath, low level W.C and wash hand basin. Frosted window to the rear. Door to cupboard housing immersion cylinder tank. Part tiled walls, radiator.

#### EXTERNALLY

#### FRONT GARDEN/ DRIVEWAY

A paved long driveway provides parking for multiple vehicles to the front and side of the house. Front laid to lawn garden area with shrubs and enclosed by wall. Leads through to:

#### GARAGE

A detached concrete sectional garage, with up and over door. Having asbestos roof.

#### REAR GARDEN

A paved area, opens out to a lush laid to lawn garden being surrounded by trees and mature shrubs. Leading to a further lawned area and to a section which currently is overgrown (as pictured) but also is included in the title and has great potential. The garden is south facing and attracts the all day sun and has a nice and private feel.

#### 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](mailto: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 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 .

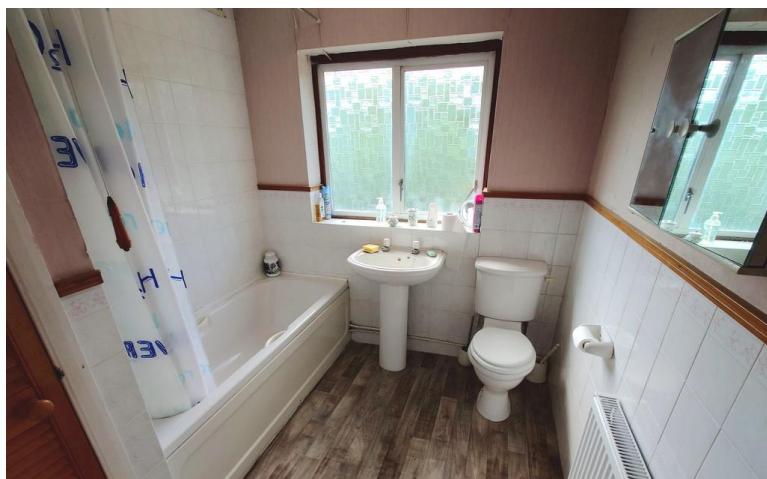
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: 65D Potential: 81B









43 Liverpool Road  
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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