



**Whitehall Avenue**  
**Kidsgrove, ST7 1EW**

- SEMI DETACHED HOUSE
- MODERN UPDATED KITCHEN/DINING
- WITH APPLANCES & PATIO DOORS
- UPDATED SHOWER ROOM
- CONVENIENT LOCATION
- THREE GOOD SIZED BEDROOMS
- UPVC D/G, GAS C/H, SOLAR PANELS
- NO CHAIN

**£140,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer this attractive three bedroom semi detached house with no chain comprising, a welcoming entrance porch, hallway, a modern updated kitchen/dining room with appliances, cooker, microwave, fridge freezer & lovely patio doors to the garden, three well proportioned bedrooms with ample natural light, an updated stylish shower room. UPVC double glazing & efficient gas central heating, leased solar panels to provide savings on energy bills, an energy efficient home, boarded loft space. Externally a driveway parking, neat front garden, private secluded private rear garden, not over looked. A popular residential location, easy access to all amenities & schools for families, good road & rail links. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1EW turn off Gloucester Road and the property can be found on the left hand side.







#### ENTRANCE PORCH

UPVC double glazing, internal part glazed door to;

#### ENTRANCE HALL

With the stair case to the first floor, radiator.

#### LOUNGE/DINING ROOM

18' x 15' 7" (5.49m x 4.75m)

A spacious L shaped room with windows to the front and rear, two radiators, coving to the ceiling.

#### BREAKFAST KITCHEN

11' 10" x 11' 8" (3.61m x 3.56m)

Comprising an updated kitchen with fitted base and wall units, work surfaces, inset sink, a breakfast bar area, integrated appliances, fridge freezer, oven and hob, microwave, down lighting to the ceiling. Patio doors to the rear garden.



#### FIRST FLOOR LANDING

Window to the side, access to the loft.

#### BEDROOM ONE

12' 11" x 9' 5" (3.94m x 2.87m)

Window to the front, radiator.

#### BEDROOM TWO

13' 10" x 8' 1" (4.22m x 2.46m)

Window to the rear, radiator.



#### BEDROOM THREE

9' 2" x 7' 1" (2.79m x 2.16m)

Window to the front, radiator. Over stairs store area with a "Main" gas combi boiler.

#### SHOWER ROOM

An updated shower room with an enclosed shower cubicle, low level W.C wash hand basin, splash back tiling, chrome towel radiator. Radiator, two windows.



#### EXTERNALLY

A front garden area with a driveway parking space.

#### REAR GARDEN

A crazy paved patio area leading to the garden with trees and shrubs, lawn etc

#### NOTE

Solar roof panels are installed on the basis of a leased basis with A Shade Greener with a signed agreement from 2013.

#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

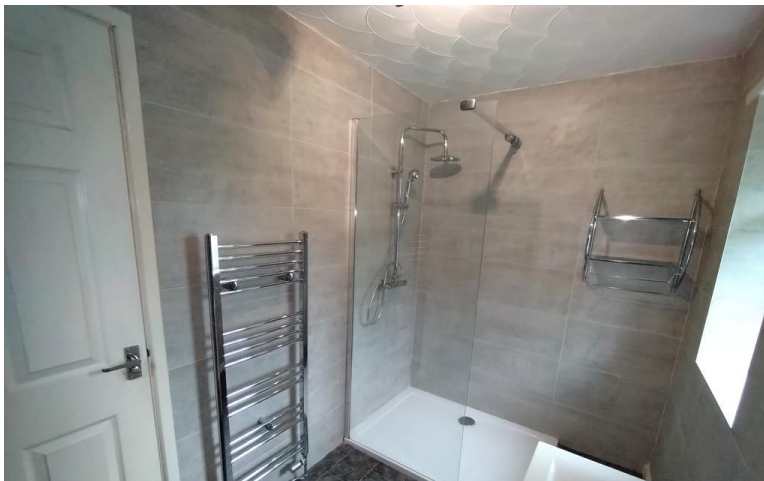
#### LOCAL AUTHORITY

Newcastle Borough Council.

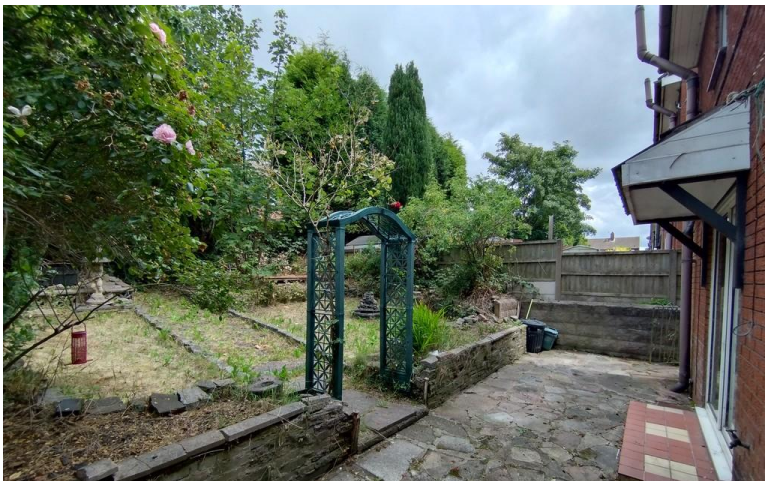
#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:



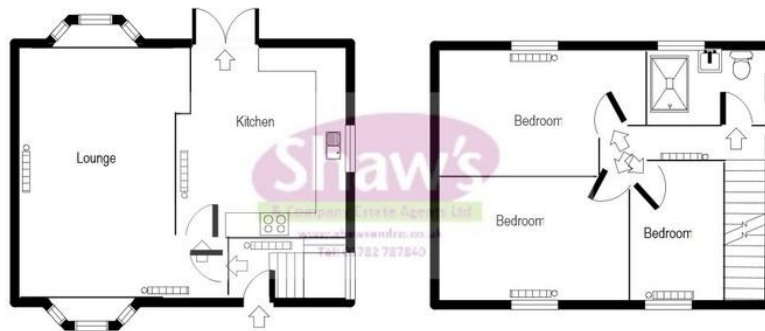






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is for illustration only as a guide.  
 This plan is for illustrative purposes only and should be used in such a way as to provide a guide only.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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43 Liverpool Road  
 Kidsgrove  
 Stoke-On-Trent  
 Staffordshire  
 ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
 01782787840

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