



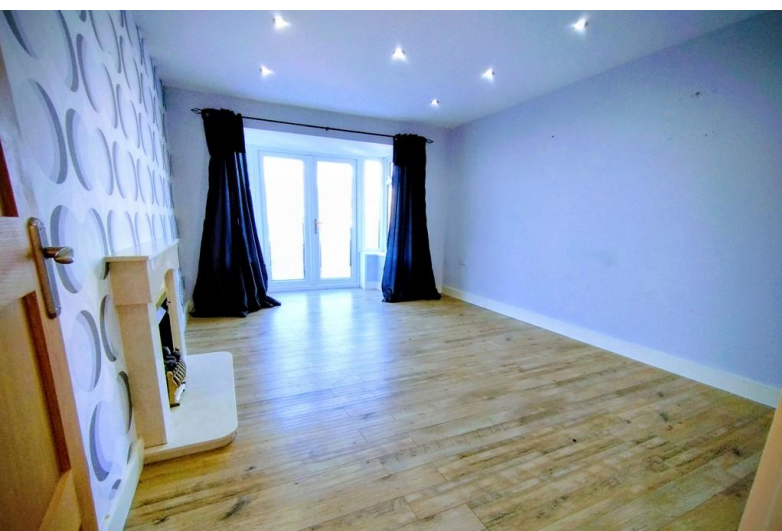
Westmorland Avenue

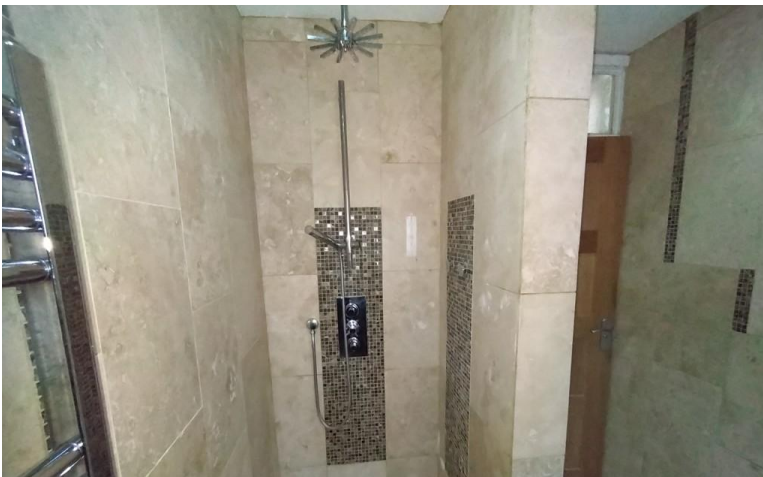
Clough Hall, Kidsgrove, ST7 1AS

- A LINK DETACHED BUNGALOW
- UPDATED & WELL PRESENTED
- NO CHAIN
- WELL REGARDED LOCATION

- LOUNGE WITH FRENCH DOORS
- UPDATED KITCHEN INC APPLIANCES
- LANDSCAPED GARDENS, GARAGE
- EASY ACCESS TO THE A500/A34

£220,000





Property Description

INTRO

An updated link detached bungalow located within the well regarded location & with no chain, comprising porch, hall, a pleasant lounge with french doors to the rear garden, an updated kitchen with updated kitchen with integrated appliances etc, three bedrooms, an updated wet/shower room. An attached good sized garage. A gas combi boiler, UPVC double glazed windows. Externally are landscaped gardens to the front & rear, a driveway provides parking spaces. A residential suburban location yet within easy access to all amenities, the A34/A500 are easily accessed. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1AS.

ENTRANCE PORCH

Entered through a UPVC door. Door to:

HALLWAY



Entered through a glazed UPVC door. Two store cupboards, access to the loft, radiator.

LOUNGE

14' 4" x 11' 3" (4.37m x 3.43m)

French doors to the rear elevation. Feature fireplace, recessed spotlights to the ceiling, radiator.

KITCHEN

12' 5" x 8' (3.78m x 2.44m)

A range of fitted wall and base units, inset stainless steel sink, quartz worksurface. Built in oven, ceramic hob with extractor over. Integrated slimline dishwasher. Concealed Worcester MT10 combi boiler. Recessed spotlights to the ceiling, radiator, part glazed UPVC access door.



BEDROOM ONE

12' 9" x 9' 10" (3.89m x 3m)

Window to the front elevation, radiator.

BEDROOM TWO

10' 10" x 9' 6" (3.3m x 2.9m)

Windows to the front and side elevations, radiator.

BEDROOM THREE

7' 6" x 7' (2.29m x 2.13m)

Window to the side elevation, radiator.



SHOWER/WET ROOM

Window to the side elevation. Shower area, low level W.C, wash hand basin. Tiled walls, spotlights to the ceiling.

EXTERNALLY

FRONTAGE

Block paved drive provides off road parking.

ATTACHED GARAGE

15' 9" x 8' (4.8m x 2.44m)

Up and over door to the front. UPVC window and door to the rear.



REAR

Attracting the afternoon sun, a low maintenance garden with gravel area and shrub borders.

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 C

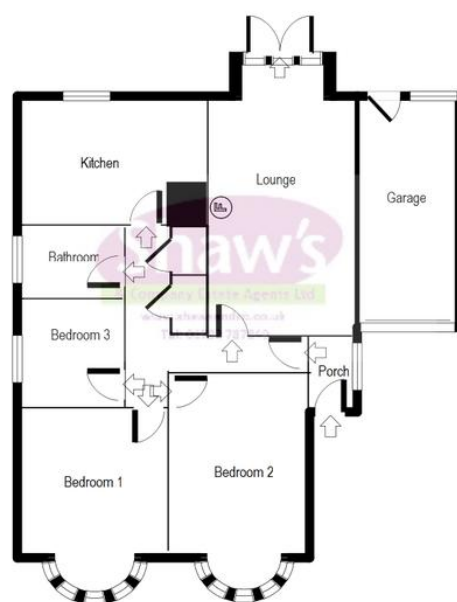
EPC RATING (PDF available online)

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.
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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