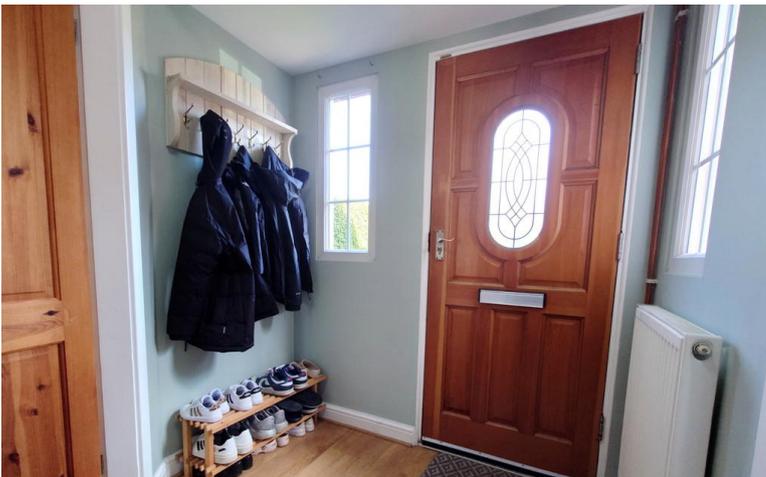
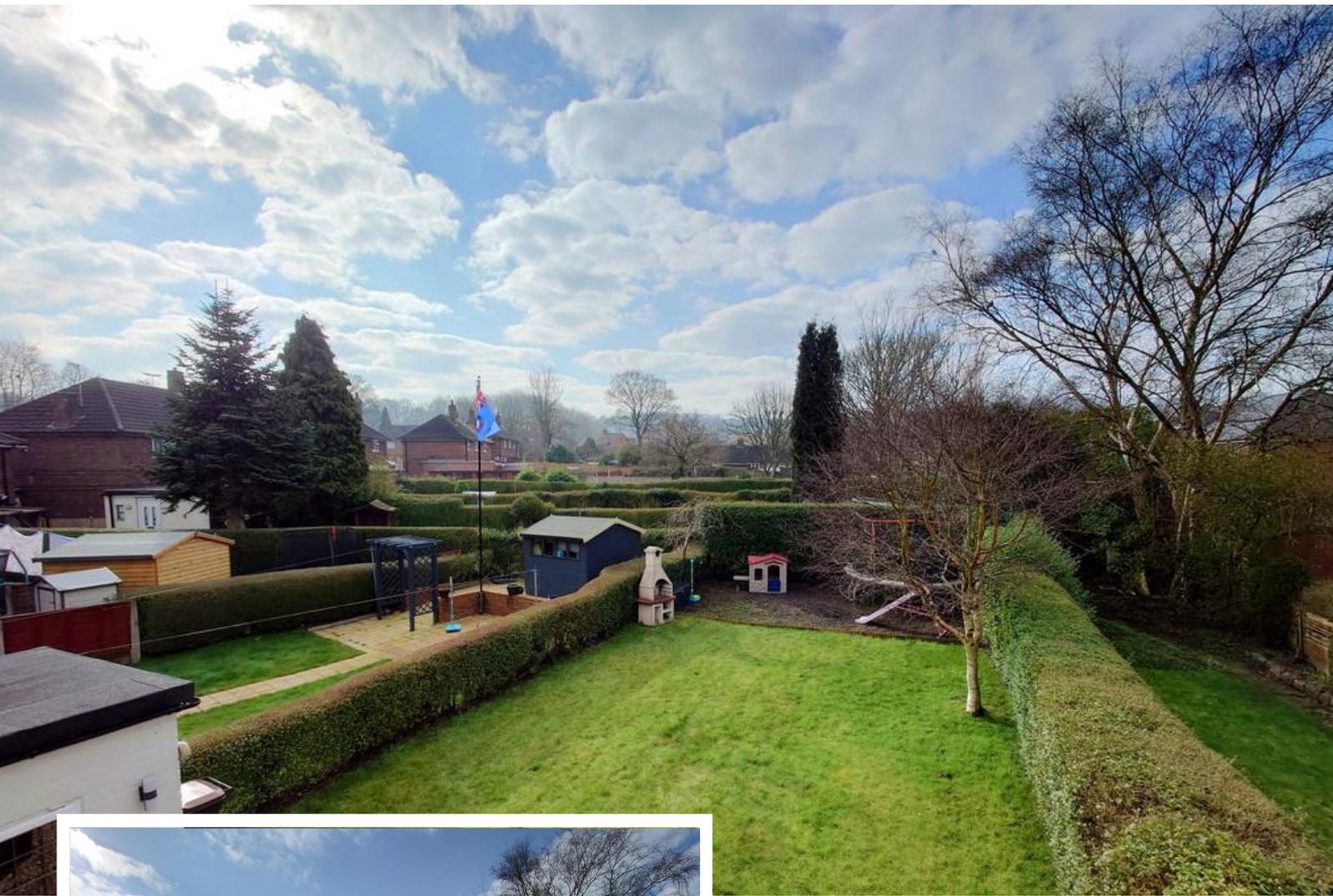




**Grove Avenue**  
**Kidsgrove, ST7 1DJ**

- IMMACULATE CONDITION
  - A SEMI DETACHED FAMILY HOME
  - ON THE DOORSTEP TO CLOUGH HALL PARK
  - THREE BEDROOMS
  - DOUBLE LENGTH LOUNGE, DINING ROOM, KITCHEN
  - LARGE DRIVEWAY
  - STUNNING REAR GARDEN
  - BATH/ SHOWER ROOM
- £210,000**





## Property Description

### INTRO

Settle down into the Grove! This truly superb family sized **THREE BEDROOM** semi detached house, sits one minute away from the popular Clough Hall Park and don't wait more than a minute to get your viewing booked! Comprising entrance hall, double length lounge, dining room opening into a sublime fitted kitchen, outbuildings with useful storage and to the first floor are the three bedrooms and a well presented bath and shower room. An excellent sized gravelled driveway allows parking for several vehicles with a well presented frontage, and the property boasts a wonderful spacious laid to lawn rear garden which needs to be seen to be appreciated! UPVC double glazing and gas central heating from an Vaillant combi boiler. A highly convenient spot next to Clough Hall Park and nearby to Bathpool parks, whilst also being close to local amenities of Kidsgrove and Butt Lane. **GO GO GO!**



## DIRECTIONS

Please use postcode ST7 1DJ for Sat Nav/Google Maps. From Lower Ash Road, turn left into Grove Avenue, where the property can be found on the right hand side as identified by our For Sale sign.

## ACCOMMODATION

### ENTRANCE HALL

6' 3" x 6' 2" (1.91m x 1.88m)

Front entrance door. Side windows. Staircase to the first floor. Radiator. Doors to both lounge, and dining room.



### LOUNGE

20' 1" x 10' 10" (6.12m x 3.3m)

A double length lounge with a defined space for dining. Feature multi fuel burner stove with beamed surround. Window to the front. Two radiators. Covings to the ceiling. Sliding patio doors lead to the rear garden.

### DINING ROOM

11' 2" x 9' 5" (3.4m x 2.87m)

A dining room with window to the front, with open stone pillars opening into the kitchen. Radiator. Window to the front. Cushion flooring.



### KITCHEN

12' 7" x 8' 9" (3.84m x 2.67m)

A beautifully fitted kitchen with window overlooking the rear garden. A tasteful range of base and wall mounted cupboard units. Worksurfaces over. Single drainer sink unit. Space for a tall standing fridge freezer. Integrated hotpoint dishwasher. Electric oven/grill with four ring gas hob and extractor hood over. Cupboard housing electric meter. Splash back tiling. Cushion flooring. Radiator. Ceiling light fitting with feature hanging style lights. Door to:

### OUTBUILDINGS

14' 2" x 6' 7" (4.32m x 2.01m)

A useful outbuilding with further potential to make your own utility, with plumbing available for a W.C. Timber door to the front, and timber door to the rear garden. Two further small store rooms off. Space and plumbing for both a washer and dryer. Electrical consumer unit. Feature stained glass windows to the front and side.



### FIRST FLOOR LANDING

9' x 8' 9" (2.74m x 2.67m)

Currently used as an ideal space for an office desk and storage. Feature coloured window blocks to the rear aspect. Store cupboard also housing Vaillant Eco Tec pro 28 gas combi boiler. Wide loft hatch with pull down



ladder, leads to the loft which is fully boarded with a velux window.

#### BEDROOM ONE

12' 8" x 11' 1" (3.86m x 3.38m)

Window to the front, radiator. Fitted wardrobes. Alcove with open overstairs storage area.

#### BEDROOM TWO

11' 2" x 10' 11" (3.4m x 3.33m)

Window to the front, radiator.

#### BEDROOM THREE

8' 9" x 7' 10" (2.67m x 2.39m)

Window to the rear, radiator.



#### BATH & SHOWER ROOM

10' 9" x 8' 10" (3.28m x 2.69m)

A good sized bathroom suite with both panelled bath, and separate enclosed shower cubicle with mains pressured shower. Low level W.C. Wash hand basin. Chrome towel radiator. Cushion flooring. Frosted window to the rear.

#### FRONT GARDEN & DRIVEWAY

Two side timber gates, leads to the gravelled stone driveway offering plenty of parking. A feature shrub arch with gate, has a paved pathway which leads to the front door. Laid to lawn area with shrub borders.



#### REAR GARDEN

A gravelled stone seating area, leads to a stunning laid to lawn rear garden with shrub borders. Further top section currently barked.

#### 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 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: Potential: (TO FOLLOW)









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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

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