

Shaw's
& Company Estate Agents Ltd

Grove Avenue

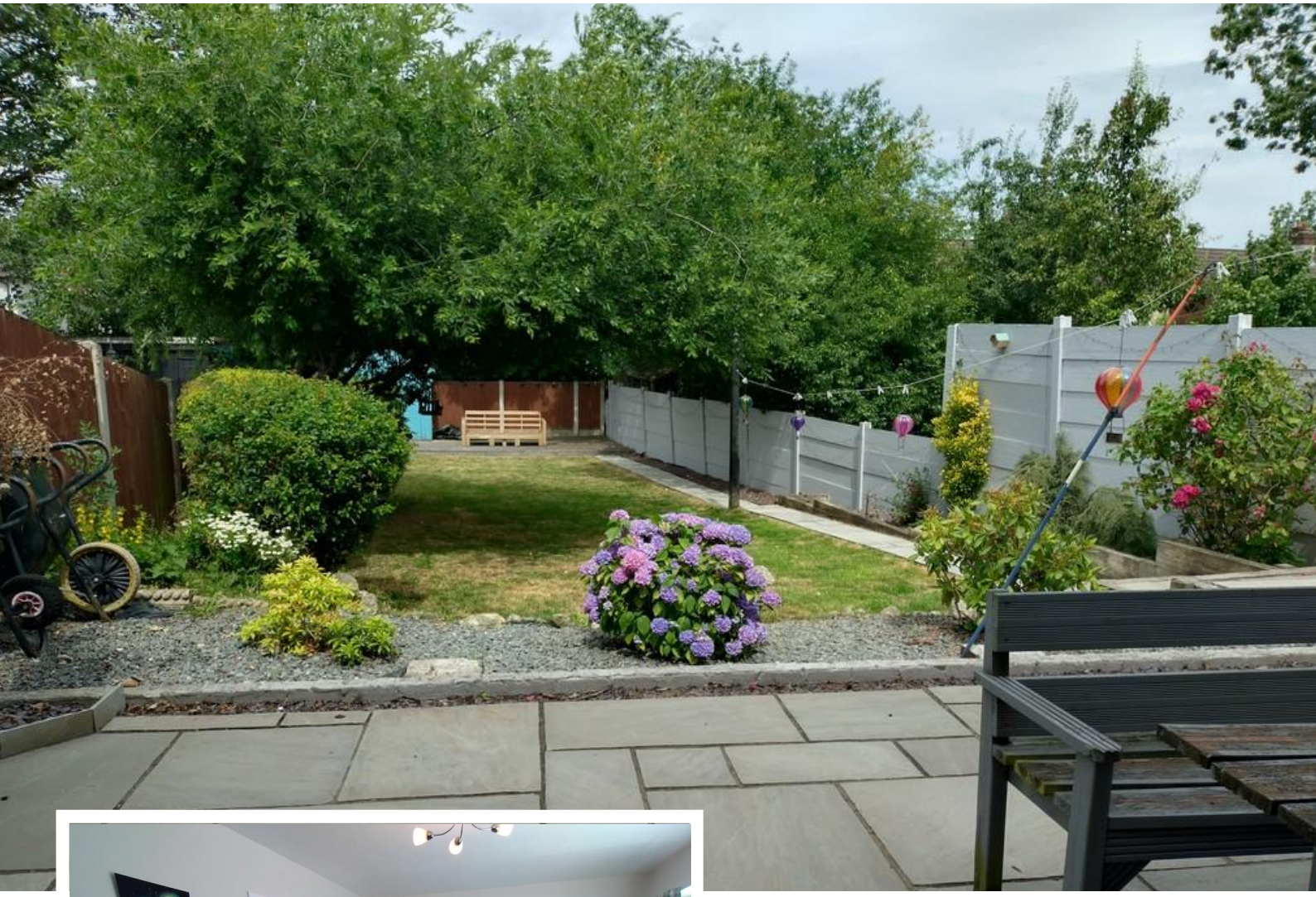
Kidsgrove, ST7 1DJ

- A BEAUTIFULLY PRESENTED RESIDENCE
- SPACIOUS ACCOMMODATION
- HALL, LOUNGE
- UPDATED FULL WIDTH KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- UPDATED SHOWER ROOM
- LANDSCAPED GARDENS, DRIVEWAY
- CONVENIENT LOCATION

£200,000











Property Description

INTRO

A beautifully presented spacious three bedroom semi detached house located within a popular location comprising entrance hallway, a lounge to the front, a full width lounge/width dining room, attached outbuildings/utiity/cloaks/wc three good sized bedrooms, an updated shower room. Externally a graveled area, lawn garden, a lovely landscaped rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, Clough Hall Park, rail links and Clough Hall Park nearby. An ideal first time buy. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1DT. Turn off First Avenue, in to Cedar Avenue and then in to Grove Avenue. The property can be found on the left hand side, as identified by our for sale sign.









ENTRANCE HALL
Entered through a UPVC door. Staircase to the first floor, radiator.

LOUNGE
15' 11" x 11' (4.85m x 3.35m)
Three windows to the front elevation, radiator. Arch to:

KITCHEN/DINER
22' 6" x 8' 10" (6.86m x 2.69m)
Window to the rear elevation. A range of wall and base units, inset sink, worksurface. Built in oven and hob with extractor over. Understairs store area, laminate flooring, vertical radiator. French doors to the garden. Door to:

ATTACHED OUTBUILDING
Store room with fitted cupboards, utility area, W.C. front and rear access doors.

FIRST FLOOR LANDING
Window to the side elevation. Doors to:

BEDROOM ONE
12' 2" x 11' (3.71m x 3.35m)
Window to the front elevation, radiator.

BEDROOM TWO
12' 2" x 8' 11" (3.71m x 2.72m)
Window to the rear elevation with a pleasant outlook, radiator.

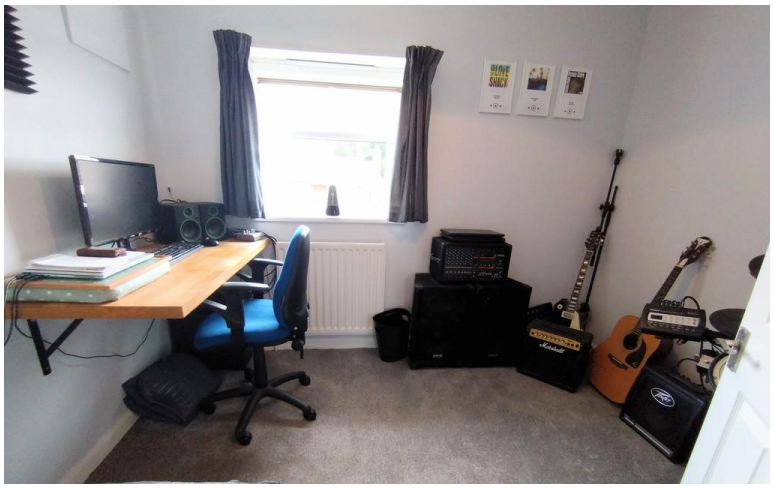
BEDROOM THREE
9' 1" x 7' 8" (2.77m x 2.34m)
Window to the front elevation, radiator. A good sized third bedroom.

SHOWER ROOM
Window to the rear elevation. Suite comprising: enclosed shower cubicle with a low step, low level W.C, wash hand basin. Splash back tiling, radiator.

EXTERNALLY

FRONTAGE
Garden area with gravelled double width parking area, laid to lawn garden. External power point and EV car charger point. Access via the outbuilding to:

REAR
An attractive good sized landscaped garden with plenty of privacy. A paved patio area leads to the lawn garden with shrub borders. Cold water tap.









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.

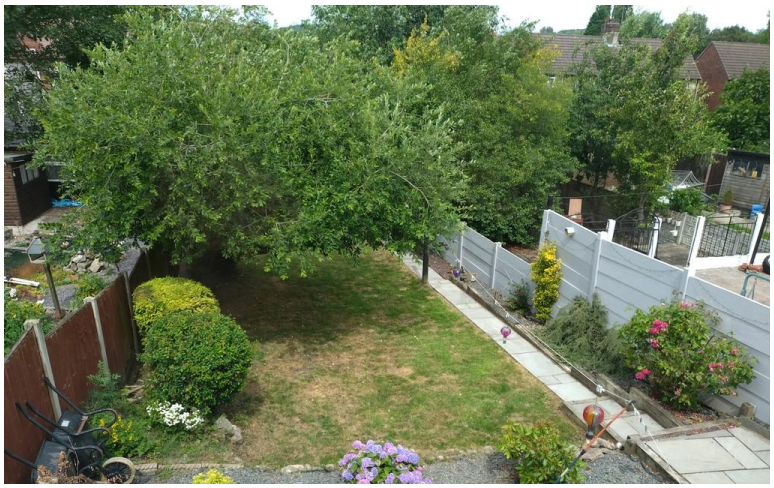
MORTGAGES
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

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: 67D Potential: 85B

































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

www.shawsandco.co.uk
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