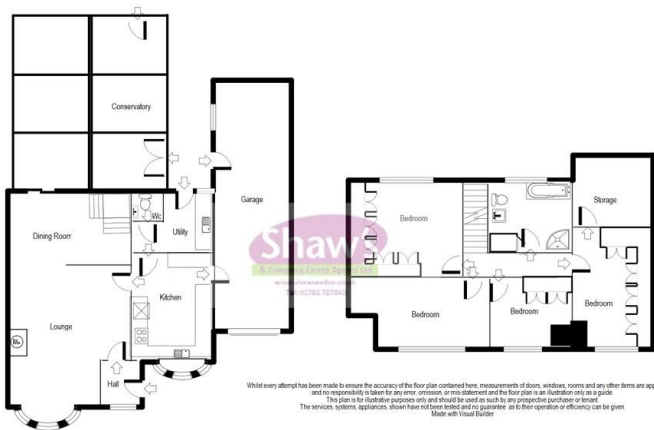


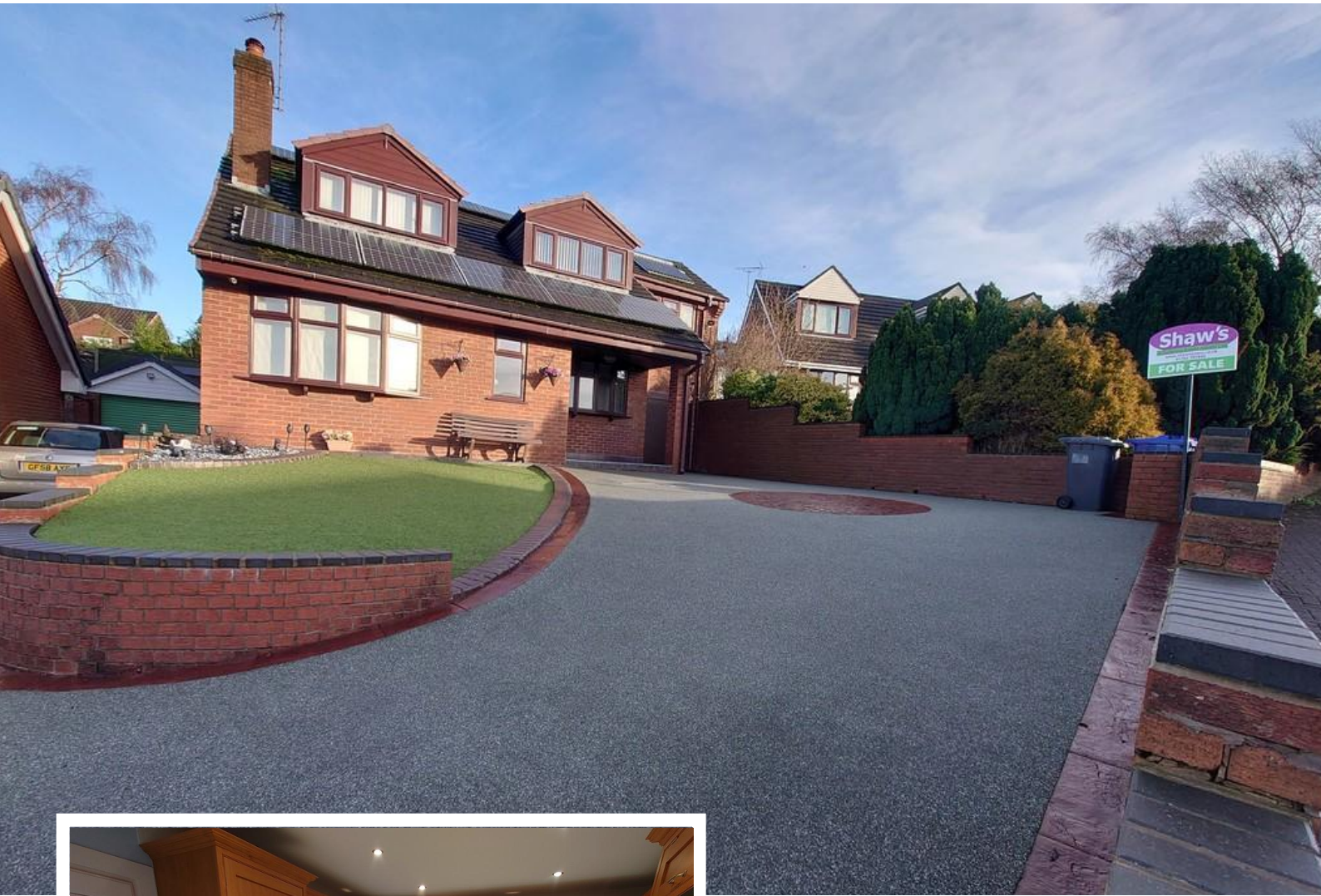


**Tern Avenue  
Kidsgrove, ST7 4PJ**

- A DETACHED RESIDENCE
- 4 BEDROOMS, LUXURY BATHROOM
- SPACIOUS RESIDENCE, NO CHAIN
- VIEWING IMPERATIVE
- PORCH, SPACIOUS LOUNGE
- 21'X16' GAMES ROOM/CONSERVATORY
- KITCHEN INC APPLIANCES
- UTILITY, CLOAKS/W.C

**Offers Over £300,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented good sized detached residence of approx 176SQM comprising an entrance porch, spacious lounge, dining room, breakfast kitchen with solid oak units & appliances, very large 21'x16' games room/conservatory to the rear, utility room, cloaks/w.c, a tandem garage, plastered & heated, four bedrooms, a family bathroom with a spa shower. A residence ready for the growing family. Externally plenty of parking to the block paved frontage, a landscaped paved patio area to the rear. The property is located within a popular pleasant cul de sac location with access to all amenities. Viewing imperative without delay.

### COVERED ENTRANCE PORCH

### ENTRANCE PORCHWAY

With a composite entrance door with glazed panels, radiator, laminate flooring.





#### LOUNGE

17' x 15' (5.18m x 4.57m)

With a bow window to the front, a stunning fitted fireplace with inset fire, radiator. Arch to;

#### DINING ROOM

15' max" x 9' 4 " (NaNm x 2.84 m)

Radiator, stair case to the first floor. UPVC patio doors to;

#### GAMES ROOM/CONSERVATORY

21' 6" x 15' 8" (6.55m x 4.78m)

A large games room with a valuated solid ceiling, spot lighting, electrical heating, UPVC double glazing, entrance doors to the rear and side.



#### KITCHEN

13' 3" x 10' 6" (4.04m x 3.2m)

A well appointed fitted with kitchen with solid timber doors and integrated double oven, fridge, dish washer and a one and a half bowl sink. A bow window to the front, window to the side. Tiled floor, breakfast bar area.

#### UTILITY ROOM

7' 7" x 7' 3" (2.31m x 2.21m)

With fitted base and wall units, work surface, space for appliances. UPVC rear access door and window. Splash back tiled walls.



#### CLOAKS/W.C

Low level W.C, wash hand basin, tiled walls. Window to the rear.

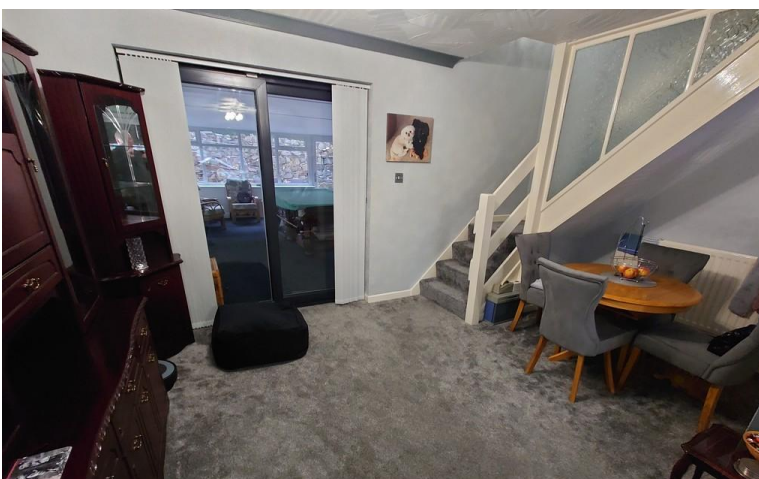
#### ATTACHED TANDEM GARAGE

31' 11" x 10' 1" (9.73m x 3.07m)

Electric roll up front door, window to the side, external rear access door. Radiator. Solar panel controls.

#### SOLAR PANELS

Solar panels are installed to the the house roof and are owned by the vendor to be transferred to the new buyers.



#### FIRST FLOOR LANDING

Wall lights, access to the four bedrooms and the bathroom.

#### BEDROOM ONE

15' 7" x 10' 4" (4.75m x 3.15m)

Comprising a fitted wardrobes, window to the front, radiator. Door to;

#### LOFT AREA

10' 6" x 5' 4" (3.2m x 1.63m)

With potential to create an ensuite or dressing room,



sloping ceiling.

#### BEDROOM TWO

11' 10" x 11' 7" (3.61m x 3.53m)

With fitted wardrobes, radiator, window to the rear.

#### BEDROOM THREE

10' 7" x 9' 4" (3.23m x 2.84m)

Window to the front, radiator.

#### BEDROOM FOUR

10' 6" x 8' 2" (3.2m x 2.49m)

Window to the front, radiator. Fitted wardrobes.



#### BATHROOM

A luxury fitted suite with corner jacuzzi bath, shower enclosure with steam facility and water jets, low level W.C, wash hand basin, cylinder cupboard off, splash back tiled walls, fitted large mirror and vanity cabinets, radiator, window to the rear. Under floor heating. Chrome towel radiator, spot lights to the ceiling.

#### EXTERNALLY

The frontage provides lots of parking spaces and garden area, a non slip resin coated finish. Access to the attached garage.



#### REAR GARDEN

A resin coated non slip finish to the pathway and patio area.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

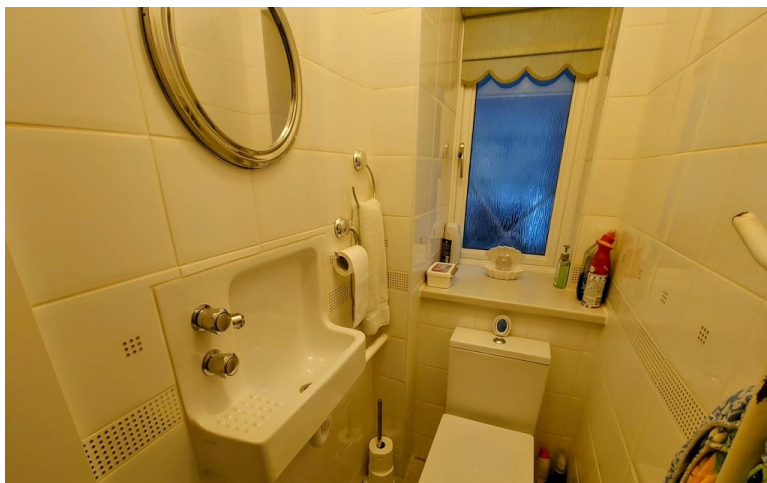
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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.

#### 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

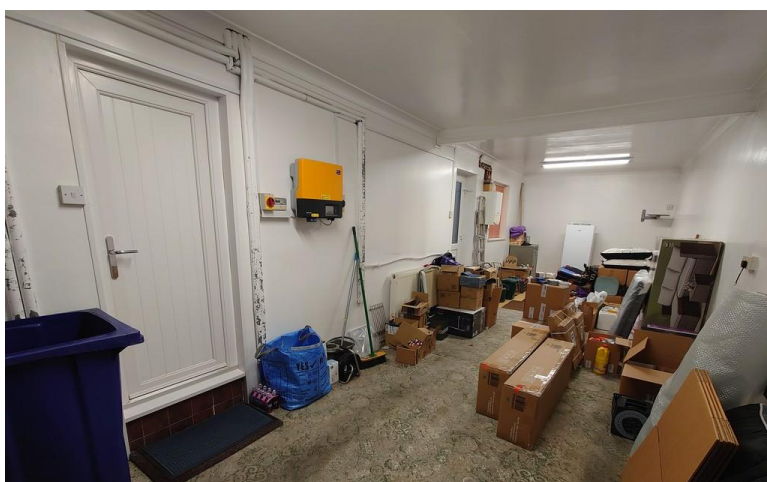




Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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 D

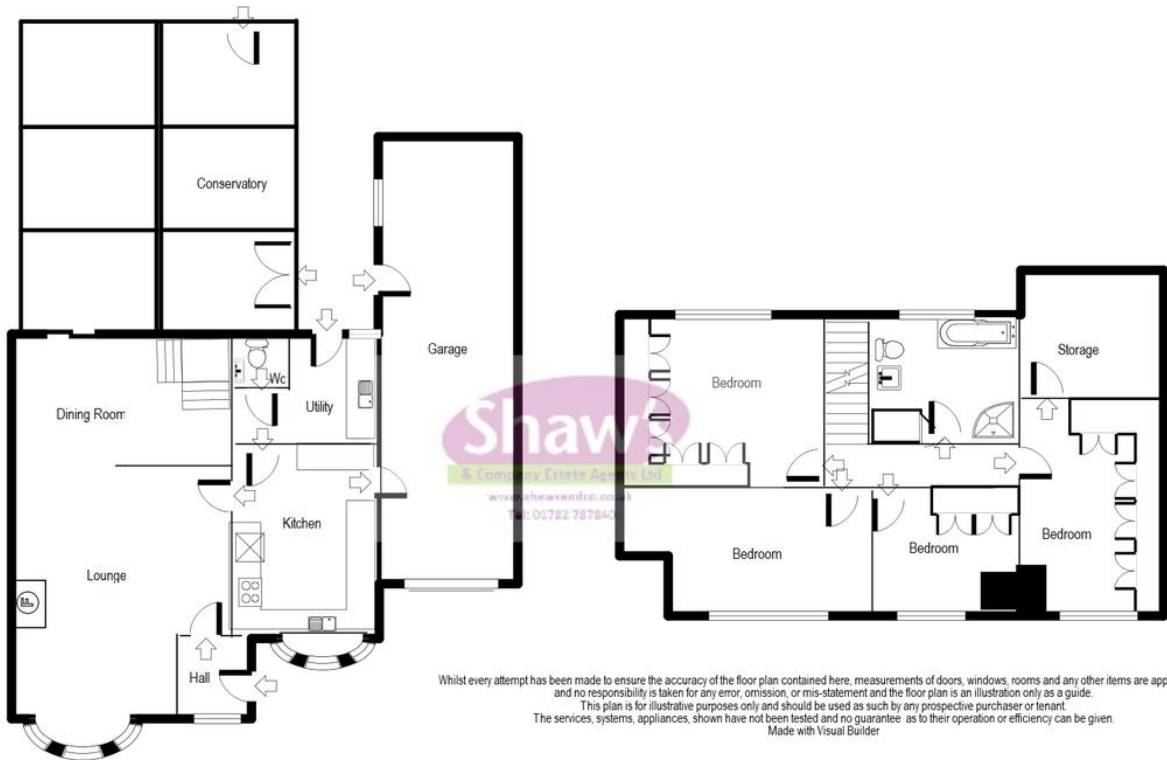


EPC RATING (PDF available online)  
Current: 70C Potential: 76C









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.  
 Made with Visual Builder

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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