



Brights Avenue
Kidsgrove, ST7 4XX

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN, RECENT DECOR
- LANDSCAPED GARDENS
- HALL, KITCHEN, LOUNGE TO THE REAR
- TWO BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£149,995





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a well presented two bedroom semi detached house within this popular cul de sac location with NO CHAIN, recent decor, and comprising; entrance porch, hallway, kitchen, spacious lounge, two bedrooms, a first floor bathroom. UPVC double glazing & gas central heating. A driveway provides parking spaces, a front garden, a good sized rear garden. The property is located within a easy access to all amenities and road/rail links yet with Birchenwood Country Park close by. Viewing essential without further delay!

DIRECTIONS

Please follow Sat Nav with postcode ST7 4XX proceed in to the cul de sac and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a UPVC door. Window to the side elevation. Tiled floor.





ENTRANCE HALL

Tiled floor, radiator. Arch to:

KITCHEN

8' 6" x 7' 8" (2.59m x 2.34m)

Window to the front elevation. A range of wall and base units, single drainer sink unit, worksurface. Cooker space. Tiled floor, radiator.

LOUNGE

15' 10" x 11' 9" (4.83m x 3.58m)

French doors to the rear garden. Laminate flooring, radiator. Coving to the ceiling. Stairs to the first floor.



FIRST FLOOR LANDING

Access to the loft with the combi boiler located in the loft space, store cupboard. Coving to the ceiling. Doors to:

BEDROOM ONE

11' 8" x 10' 9 max" (3.56m x 3.28m)

Window to the rear elevation. Laminate flooring, radiator.

BEDROOM TWO

11' x 6' 5" (3.35m x 1.96m)

Window to the front elevation. Radiator.



BATHROOM

8' 1" x 4' 11" (2.46m x 1.5m)

Window to the front elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling to the wall and tiled floor. Chrome radiator. Spot lights to the ceiling.

EXTERNALLY

FRONT GARDEN

Paved, cold water tap. a driveway provides parking space.

REAR

Attractive landscaped garden, laid to lawn with a good sized patio.



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 be 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 B

EPC RATING (PDF available online)

Current: 73C Potential: 87B







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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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