



## Kinnersley Avenue

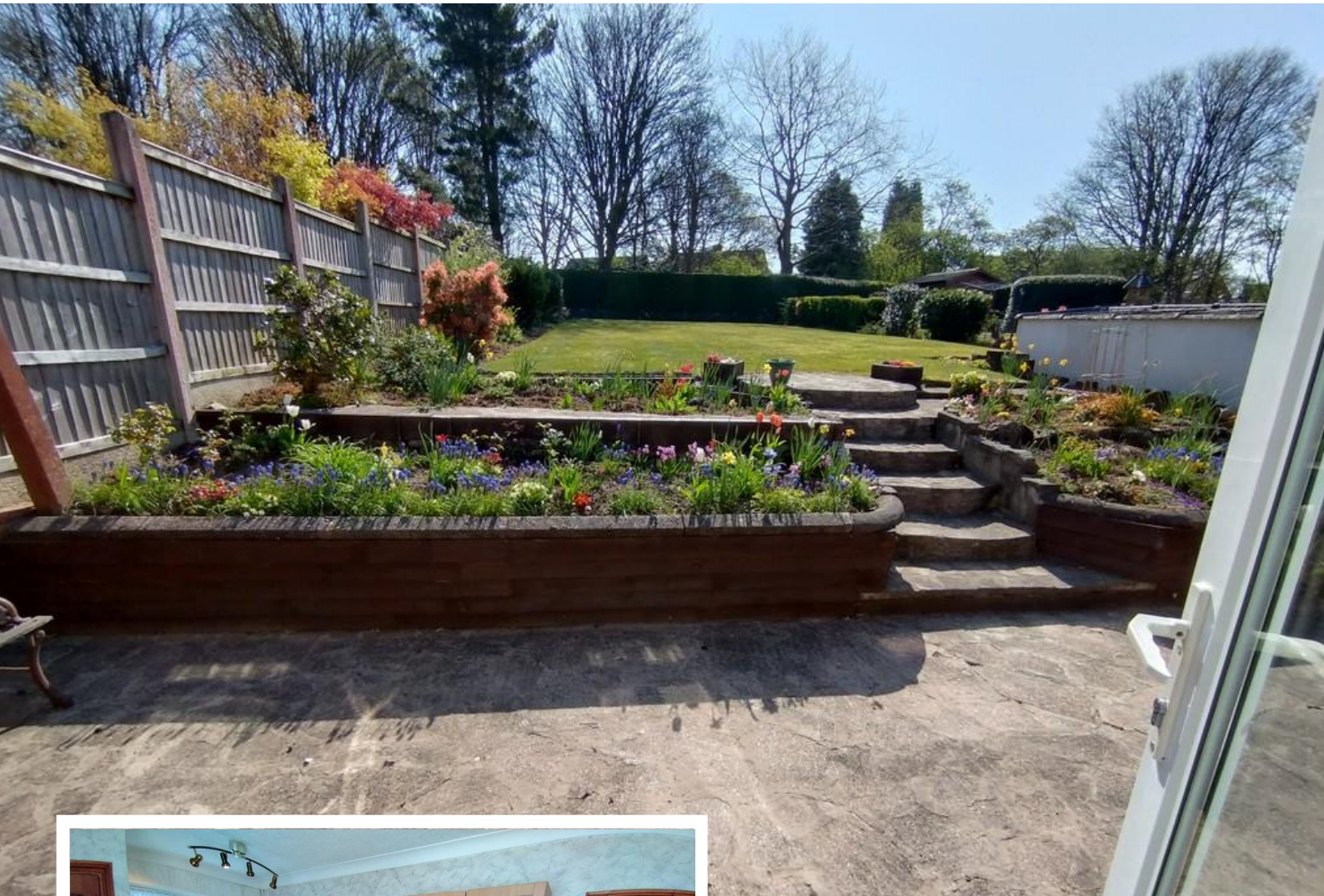
Clough Hall, Kidsgrove, ST7 1AP

- DETACHED BUNGALOW, NO CHAIN
- WELL REGARDED LOCATION
- LARGE GARDEN PLOT
- LOUNGE WITH FRENCH DOORS TO REAR
- TWO DOUBLE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

**£265,000**







## Property Description

### INTRO

A detached bungalow within a good sized plot with no chain comprising entrance porch, hall, lounge to the rear of the property with French doors to the landscaped rear garden, a kitchen/dining room, two double bedrooms, a bathroom/shower room. Externally a landscaped front garden, a driveway provides parking spaces, a patio area, leading to the good sized landscaped rear garden laid to lawn etc with an attractive outlook. (space to extend if required subject to consent) UPVC double glazing & gas central heating. A garage/outbuilding. The property is located within the well regarded location of Clough Hall a pleasant residential area yet within easy access to all amenities, road and rail links. Viewing imperative without delay.

### ENTRANCE PORCH

UPVC double glazed sliding doors, internal door to;

### ENTRANCE HALL

Radiator, coving to the ceiling. Access to the loft.





#### LOUNGE

With french doors to the rear garden, glazed side panels, two radiators. Coving to the ceiling.

#### KITCHEN/DINER

14' x 9' 3" (4.27m x 2.82m)

Comprising fitted base and wall units, worksurfaces, single drainer sink, windows to the side and rear. Radiator, coving to the ceiling.

#### UTILITY ROOM

5' 10" x 5' 4" (1.78m x 1.63m)

With a wall mounted Ideal Instinct combi gas boiler. Worktop and spaces for appliances. Window to the rear.



#### BEDROOM ONE

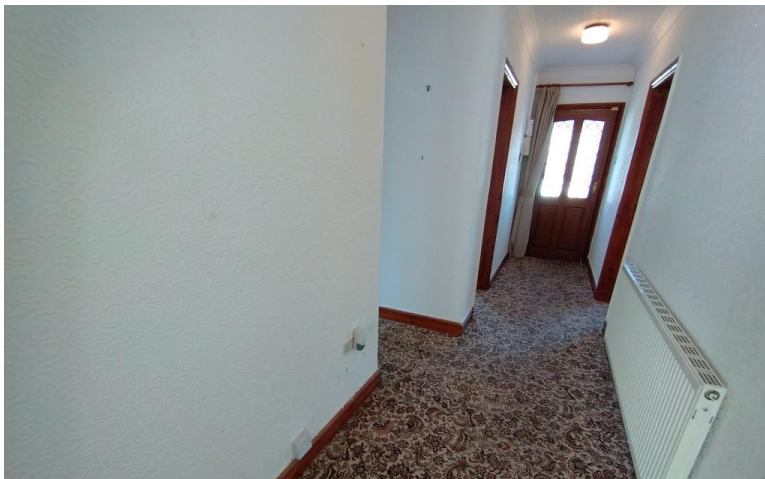
12' 11" x 11' 10" (3.94m x 3.61m)

A bay window to the front, fitted wardrobes, radiator, coving to the ceiling.

#### BEDROOM TWO

11' 2" x 10' (3.4m x 3.05m)

Window to the front, fitted wardrobe and cabinets, radiator.



#### BATHROOM

With an enclosed shower cubicle, a panelled bath, low level W.C wash hand basin, shower screen walls, two windows to the side, down lighters to the ceiling. Radiator.

#### EXTERNALLY

A landscaped front garden area, laid to lawn, shrub borders, a driveway provides parking spaces.

#### GARAGE/OUTBUILDING

15' 6" x 7' 11" (4.72m x 2.41m)

Of concrete sectional construction, twin opening front doors.



#### REAR GARDEN

A large rear garden area, with a paved patio area, leading to the lawn garden and shrub borders. The garden has a pleasant out look to the rear.

#### 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 C

EPC RATING (PDF available online)

Current: 60D Potential: 80C









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