



First Avenue
Kidsgrove, ST7 1DW

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- REQUIRING UPDATING ETC
- FURTHER POTETIAL TO UPDATE ETC
- HALL, CLOAKS/W.C
- LOUNGE, DINING ROOM, KITCHEN
- THREE GOOD SIZED BEDROOMS
- UPVC D/GLAZING & GAS C/HEATING

£160,000





Property Description

INTRO

A semi detached house offered for sale with no chain, with further potential to update & improve, re-modernised etc comprising, porch, hall, cloaks/w.c, lounge to the rear, dining room, kitchen, three good sized bedrooms, a first floor shower room. UPVC double glazing & gas central heating. A front & rear garden area, plenty of parking space. The property is located within a popular location with all facilities close by. Lots of potential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1DW. Proceed from the town centre along The Avenue and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a UPVC door, window to the front elevation. Door to:



ENTRANCE HALL

Staircase to the first floor. Walk in store cupboard, radiator.

CLOAKROOM

Window to the side elevation. Low level W.C.

LOUNGE

14' x 12' 1" (4.27m x 3.68m)

Box bay window to the rear elevation. Radiator. Door to:

DINING ROOM

11' 2" x 10' 9" (3.4m x 3.28m)

Window to the front elevation. Radiator.



KITCHEN

12' x 9' 5" (3.66m x 2.87m)

Window to the side elevation. In need of TLC, the kitchen has a range of wall and base units, single drainer sink unit, worksurface. External door to the rear garden.

FIRST FLOOR LANDING

Window to the front elevation. Doors to:

BEDROOM ONE

14' 11" x 10' 9" (4.55m x 3.28m)

Window to the front elevation, radiator.



BEDROOM TWO

12' 1" x 9' 4" (3.68m x 2.84m)

Window to the rear elevation, radiator.

BEDROOM THREE

9' 4" x 8' 8" (2.84m x 2.64m)

Window to the rear elevation, radiator.

SHOWER ROOM

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



EXTERNALLY

FRONTAGE

A Lawn garden with a gravel drive providing ample off road parking. A pathway at the side of the property leads to:

REAR

A lawn garden with a paved patio. Lots of potential.



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 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 C

EPC RATING (PDF available online)

Current: Potential:

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