



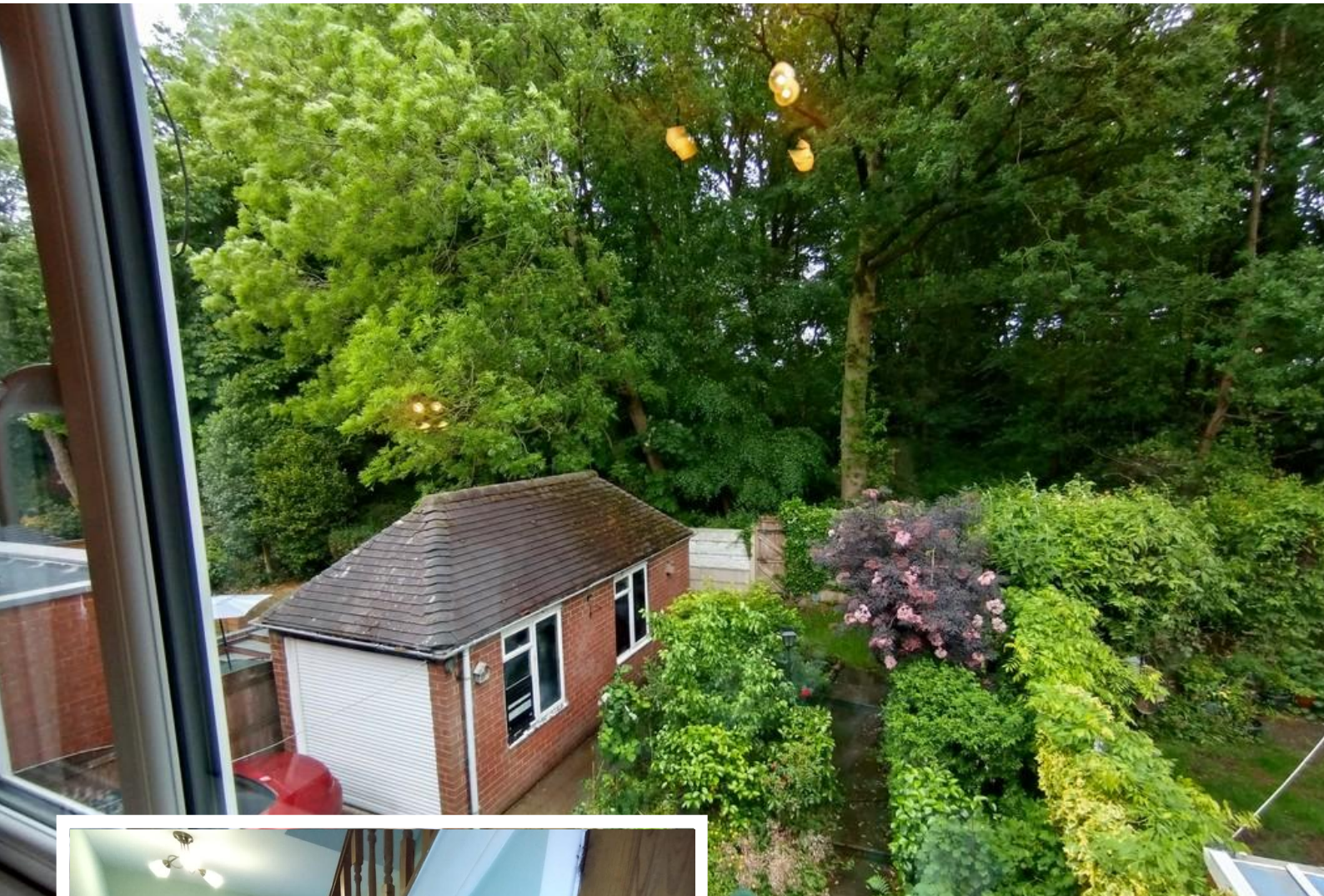
**Park Avenue**  
**Kidsgrove, ST7 1BG**

- BEAUTIFULLY PRESENTED
- MATURE SEMI DETACHED HOUSE
- WELL REGARDED LOCATION
- HALL, BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM, FRENCH DOORS
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- BRICK GARAGE TO REAR

**£245,000**







## Property Description

### INTRO

Located within the well regarded area of Clough Hall a well improved mature semi detached house which must be viewed to be fully appreciated comprising, entrance hallway, a bay window lounge, a kitchen/dining room with french doors to the rear, three bedrooms, a family bathroom. Externally landscaped gardens to the front and rear, a driveway provides parking spaces, leading to the brick garage. A landscaped rear garden with a pleasant outlook to the rear. UPVC double glazing & gas central heating, a stove provides extra heating. Viewing imperative. (draft particulars)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1BG. From Clough Hall Road turn in to Park 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, under stairs store, tiled floor.

#### LOUNGE

13' 10" x 11' 11" (4.22m x 3.63m)

Walk in bay window to the front elevation. Chimney breast with inset stove, radiator. Laminate flooring. Wall lights.

#### KITCHEN/DINER

18' 9" x 9' 5" (5.72m x 2.87m)

Window to the rear elevation. A range of wall and base units, belfast sink, work surfaces. built in oven/microwave, free standing stainless steel range cooker with a gas hob and extractor fan, electric oven. Space for fridge freezer. Defined dining area. French doors lead to the garden. Downlights to the ceiling.



#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

#### BEDROOM ONE

11' 11" x 11' 10" (3.63m x 3.61m)

A bay window to the front elevation, radiator.

#### BEDROOM TWO

11' 7" x 10' 6" (3.53m x 3.2m)

Window to the rear elevation over looking the garden with a pleasant outlook. Built in wardrobes, radiator.



#### BEDROOM THREE

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

Window to the front elevation, radiator.

#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, over bath shower, low level W.C, wash hand basin. Splash back tiling, chrome towel radiator. Cupboard with the gas combi boiler.

#### EXTERNALLY

##### FRONTAGE

Broken slate finish with shrub border & lawn garden. A driveway provides off road parking to the front and side.

##### GARAGE

Brick construction with a pitched tile roof. Electric roller door. Electric light and power with additional storage at the rear of the garage.







#### REAR

A beautifully landscaped rear garden area. Having a pleasant outlook to the rear is a garden laid to lawn, shrub borders etc. A paved patio area. 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](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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

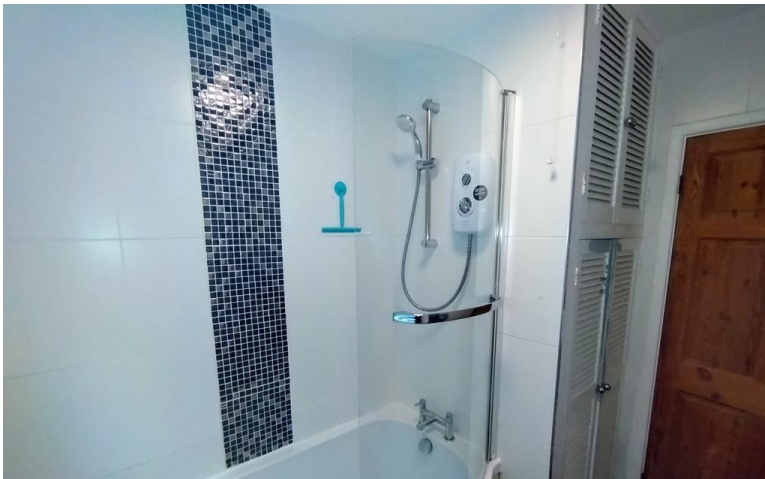
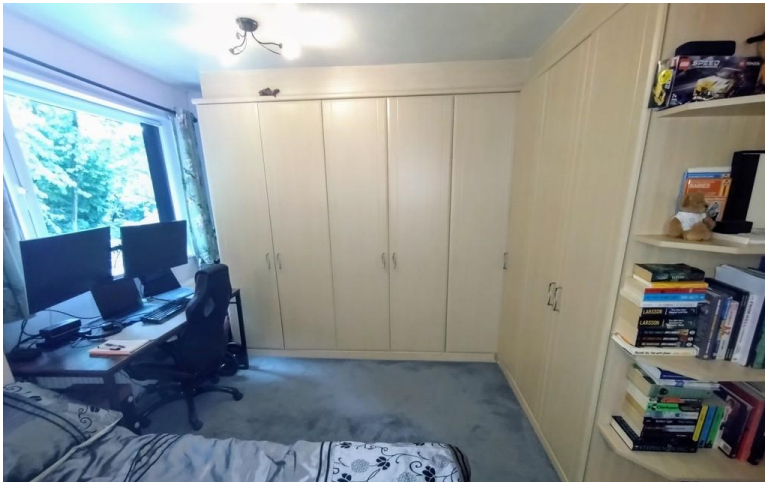
Newcastle Borough Council.

#### COUNCIL TAX BAND TBC

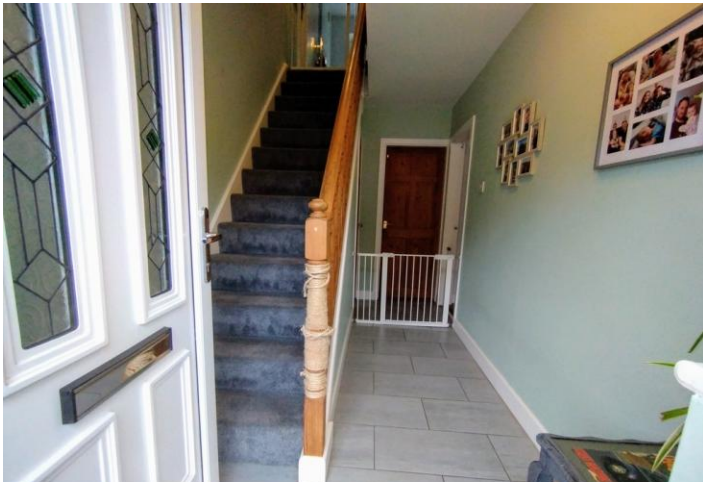
#### EPC RATING (PDF available online)

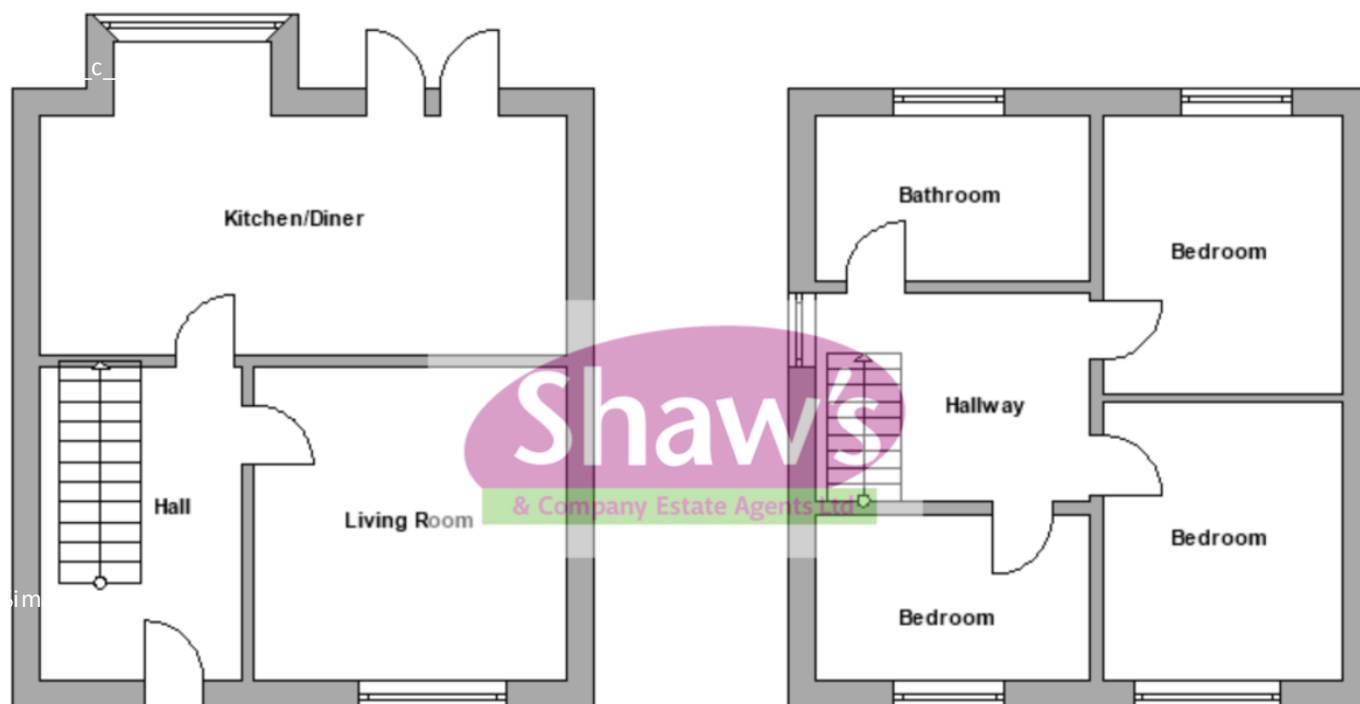
Current: Potential:











Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floorplan 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 and 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.