



**Tern Avenue**  
**Kidsgrove, ST7 4PJ**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- BEAUTIFULLY PRESENTED
- SPACIOUS LOUNGE, KITCHEN/DINING
- CONSERVATORY, UTILITY
- THREE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

**£217,500**





## Property Description

### INTRO

Located within a very popular residential location a beautifully presented semi detached house comprising, entrance area, a spacious lounge, kitchen/dining room, conservatory to the rear, utility, attached garage/storage area, three bedrooms, a first floor shower room. Externally a concrete imprinted driveway for parking spaces. A landscaped rear garden area laid to lawn attracts afternoon sun. UPVC double glazing & gas central heating. The property is located within easy access to all amenities with road & rail links nearby. Birchenwood Country Park is close by. Viewing imperative.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4PJ. Follow the road around and the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door. Store cupboard. Door to:



#### LOUNGE

15' 5" x 14' 7" (4.7m x 4.44m)

Bow window to the front elevation. Coving to the ceiling, understairs store, laminate flooring, radiator. Stairs to the first floor.

#### KITCHEN/DINER

14' 7" x 8' 3" (4.44m x 2.51m)

Window to the rear elevation. Updated kitchen with a range of wall and base units, single drainer sink unit, work surface. Built in oven and hob with extractor over. Plumbing for washing machine. Tiling to the walls. Rear access door, radiator. Door to:



#### CONSERVATORY

14' 4" x 5' 4" (4.37m x 1.63m)

Tiled floor.

#### UTILITY ROOM

12' 2" x 7' 3" (3.71m x 2.21m)

Window to the rear elevation. Fitted base units, work tops and single drainer sink. Laminate flooring.

#### FIRST FLOOR LANDING

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



#### BEDROOM ONE

14' 1" x 8' 2" (4.29m x 2.49m)

Window to the front elevation, radiator.

#### BEDROOM TWO

10' 4" x 8' 2" (3.15m x 2.49m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

9' 11" x 6' 1" (3.02m x 1.85m)

Window to the front elevation. Cupboard housing the Baxi combi boiler, radiator.

#### SHOWER ROOM

Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin with vanity cabinets below. Splash back tiling to the walls, chrome towel radiator.

#### EXTERNALLY

#### FRONTAGE

Shrub borders. A concrete imprint drive leads to:

#### GARAGE/STORAGE/UTILITY

18' 4" x 7' 3" (5.59m x 2.21m)

Roll up and over door, electric light and power.





#### REAR

Attracting the afternoon sun with fence boundary to the side and rear. Paved patio leading to a lawn garden.

#### 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 .

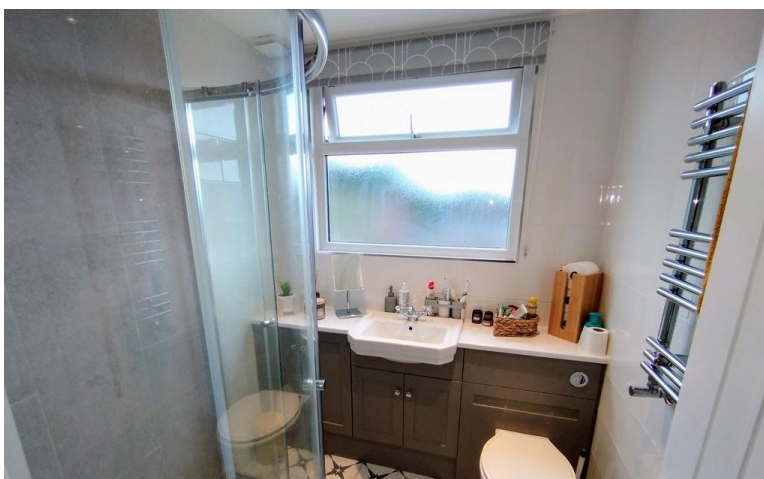
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:

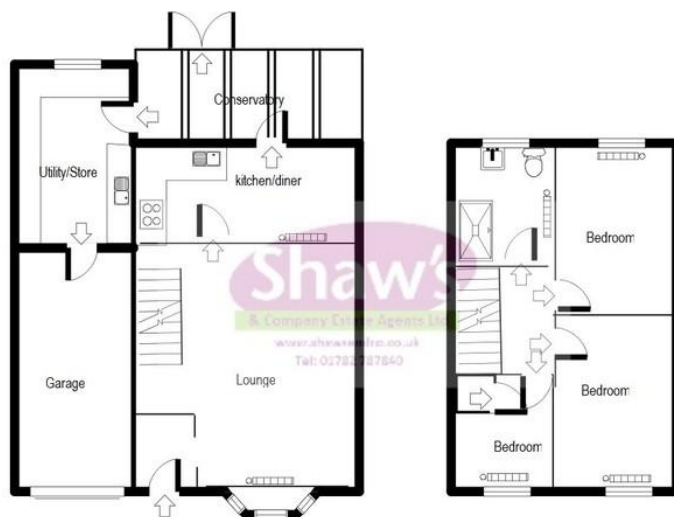




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such for 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