



Millstone Avenue
Talke, ST7 1LG

- SPACIOUS SEMI DETACHED HOUSE
- REQUIRING UPDATING & REFURBISHMENT
- HALL, LOUNGE, DINING ROOM
- 4 BEDROOMS, & FAMILY BATHROOM
- FURTHER POTENTIAL
- GARDENS TO THE FRONT & REAR
- UPVC D/G & GCH
- CONVENIENT LOCATION

£145,000





Property Description

INTRO

A spacious four bedroom semi detached house offered for sale to property developers, required a full refurbishment, builders etc with no chain, comprising, hall, lounge, dining room, kitchen, four bedrooms, a bathroom. Externally front & rear gardens, a driveway provides parking spaces. Attached outbuildings, passageway, work shop, storage etc & Cloaks/w.c UPVC double glazing & gas central heating, a C rated EPC. We are informed the property was re-roofed in approx mid 1990's An ideal project to create your own home or for a developer. The property is located within a popular location with all facilities close by, good road links to the A34/A500 viewing essential.

DIRECTIONS

Please follow Sat Nav for postcode ST7 1LG turn off Cedar Avenue and in to Millstone Avenue and the property can be found on the right hand side as identified by our for sale sign.

ENTRANCE HALL



UPVC entrance door requiring replacement, glazed panel. Stair case to the first floor, door to the lounge and dining room.

LOUNGE

20' x 10' 10" (6.1m x 3.3m)

Windows to the front and rear, radiator. Door to;

KITCHEN

12' x 9' (3.66m x 2.74m)

Comprising fitted base and wall units, work surfaces, window to the rear, under stairs store area. Door to the attached outbuildings.



DINING ROOM

11' x 9' 5" (3.35m x 2.87m)

Window to the front, radiator. Accessed from the hallway.

FIRST FLOOR LANDING

Access to the loft.

BATHROOM

With a fitted suite requiring updating etc, cupboard with the combi gas boiler.

BEDROOM ONE

12' 7" x 11' 2" (3.84m x 3.4 m)

Window to the front, radiator.

BEDROOM TWO

11' x 11' (3.35m x 3.35m)

Window to the front, radiator.

BEDROOM THREE

8' 10" x 7' 10" (2.69m x 2.39m)

Window to the rear, radiator.

BEDROOM FOUR

8' 10" x 7' 10" (2.69m x 2.39m)

Window to the rear, radiator.



ATTACHED OUTBUILDINGS

Providing storage space and cloaks/w.c

EXTERNALLY

A paved frontage and parking space.

REAR GARDEN

A good sized rear garden area with a paved patio and plenty of potential to create a good sized 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

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 A

EPC RATING (PDF available online)

Current: Potential:

NOTES

The property is offered for sale with no chain. We are given to understand that the house main roof was re-roofed with felt & tiles in approx the mid 1990's. The small chimney has had a repair in November 2025.

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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