

## 29 Windmill Avenue, Kidsgrove, Stoke-On-Trent, Staffs, ST7 4HS



**Freehold £175,000**

Bob Gutteridge Estate Agents are pleased to bring to the market this elevated semi-detached bungalow situated in this popular Kidsgrove location which provides ease of access to local shops, schools and amenities. In recent years the property has been re-wired and also been enhanced with the modern day comforts of Upvc double glazing along with combi gas central heating. In brief, the accommodation comprises of recently installed modern fitted kitchen / breakfast room, lounge / dining room, recently updated fully tiled luxury shower room and two bedrooms. Externally the property offers gardens to both front and rear along with off road parking, carport and detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN!

### **FITTED KITCHEN / DINING ROOM 3.96m x 2.69m (13'0" x 8'10")**

With two Upvc double glazed windows to side, Upvc double glazed window to front, Upvc double glazed frosted side access door, six LED spotlight fittings, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, square edge granite effect work surface with built in four ring electric ceramic hob unit with oven beneath and extractor hood above, built in plasticised sink unit with chrome mixer tap above, modern grey laminate flooring, panelled radiator, integrated fridge/freezer, integrated automatic washing machine, power points and access off to;



## LOUNGE / DINING ROOM 6.05m x 3.45m (19'10" x 11'4")

With Upvc double glazed bow window to front, coving to ceiling, pendant light fitting, two double wall light fittings, feature stone fire place with marble hearth and inset living flame coal effect gas fire, TV aerial connection point, Sky Plus HD connection point (subject to the usual transfer regulations), two panelled radiators, power points, wall mounted thermostat and door to;



## INNER HALLWAY

With pendant light fitting, smoke alarm, access to loft space, doors to rooms including;

## BUILT IN AIRING CUPBOARD

With ample domestic storage space and an Ideal combination boiler providing domestic hot water and central heating systems.

### **BEDROOM ONE 3.40m x 3.33m (11'2" x 10'11")**

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, coving, panelled radiator, built in double wardrobes providing ample domestic hanging storage space and power points.



### **BEDROOM TWO 3.33m x 2.72m (10'11" x 8'11")**

With Upvc double glazed window to rear, pendant light fitting, artex to ceiling, coving, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



## LUXURY FULLY TILED SHOWER ROOM 1.55m x 1.88m (5'1" x 6'2")

With Upvc double glazed frosted window to side, four spotlight fittings, extractor fan, a modern built in suite comprising of dual flush WC, vanity sink unit with monobloc chrome mixer tap above, walk in shower cubicle with thermostatic direct flow shower and separate hair attachment, ceramic modern grey wall tiles, tile effect cushion flooring and modern towel radiator.



## EXTERNALLY

### FORE GARDEN

Bounded by garden brick/block walls, lawn section with mature shrubs to borders, steps lead to the front of the property and a flagged driveway provide off road parking along with access to a carport and a detached sectional garage.



## REAR GARDEN

Bounded by concrete post and timber fencing along with garden block walls, paved area provides ample domestic patio and sitting space, steps lead up to three lawn sections, all with mature shrubs and plants to borders.



## DETACHED SECTIONAL GARAGE

With metal up-and-over door, Upvc double glazed window to side which provides ample external domestic storage.

## **COUNCIL TAX**

Band 'B' amount payable to Newcastle under Lyme Borough Council.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

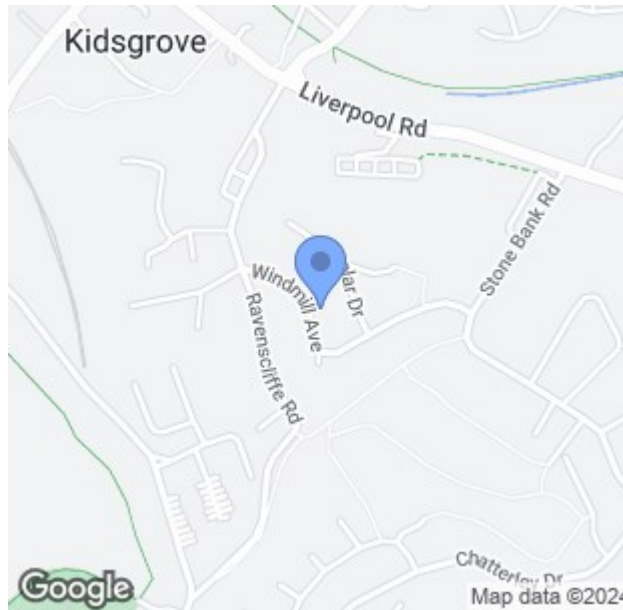
## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

