



Windmill Avenue
Kidsgrove, ST7 4HS

- A SEMI DETACHED RESIDENCE
- WELL REGARDED LOCATION
- LARGE GARDEN PLOT
- LOVELY OUTLOOK TO THE REAR
- SPACIOUS LOUNGE/DINER
- PORCH, HALL, KITCHEN
- THREE BEDROOMS, SHOWER ROOM
- UPVC D/G & GAS C/H

£225,000





Property Description

INTRO

Located with a large garden plot a well presented semi detached house within a well regarded location and with no chain! Offering a rare opportunity to purchase within this pleasant location, comprising entrance porch, hallway, a spacious lounge/dining room, kitchen, landing area, two double bedrooms, a third bedroom, shower room. Externally a block paved driveway provides parking spaces. A detached garage and outbuilding. A large rear garden area landscaped with a patio area, laid to lawn garden and further patio area. A pleasant Woodland outlook to the rear. UPVC double glazing, gas central heating. All amenities are close by with easy access to the larger road network & rail links at Kidsgrove. Viewing essential without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HS. Turn off Ravenscliffe Road and in to Windmill Avenue. The property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE PORCH

Entered through a UPVC door. UPVC door to:

ENTRANCE HALL

Staircase to the first floor, under stairs store area, radiator.

LOUNGE/DINER

25' x 10' 11" (7.62m x 3.33m)

Window to the front elevation. Feature fireplace, two radiators, french doors to the rear.

KITCHEN

10' 6" x 8' 10" (3.2m x 2.69m)

Window to the rear elevation. A range of wall and base units, single drainer sink units, worksurface. Built in oven and hob with extractor over. Splash back tiling, under stairs store area, external door to the side elevation.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft which is boarded for storage. Doors to:

BEDROOM ONE

11' 10" x 10' 6" (3.61m x 3.2m)

Window to the rear elevation with a pleasant outlook. Coving to the ceiling, radiator.



BEDROOM TWO

11' 11" x 9' 11" (3.63m x 3.02m)

Window to the front elevation, radiator.

BEDROOM THREE

8' 5" x 7' 9" (2.57m x 2.36m)

Window to the side elevation, radiator.

SHOWER ROOM

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

EXTERNALLY

FRONTAGE

A block paved drive provides off road parking. Shrub borders.

REAR

A good sized landscaped garden with a lovely outlook. Patio area, shrub borders and a lawn. The garden extends to further patio areas, a pleasant wood land outlook to the rear of the property.





GARAGE

17' 0" x 10' 3" (5.18m x 3.12m)

Up and over front door, window to the side. Sizes approx.
Electric light and power.

ATTACHED OUTBUILDING

9' 10" x 7' 04" (3m x 2.24m)

Glazed entrance door, window to the rear. Electric light
and power.

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 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 .



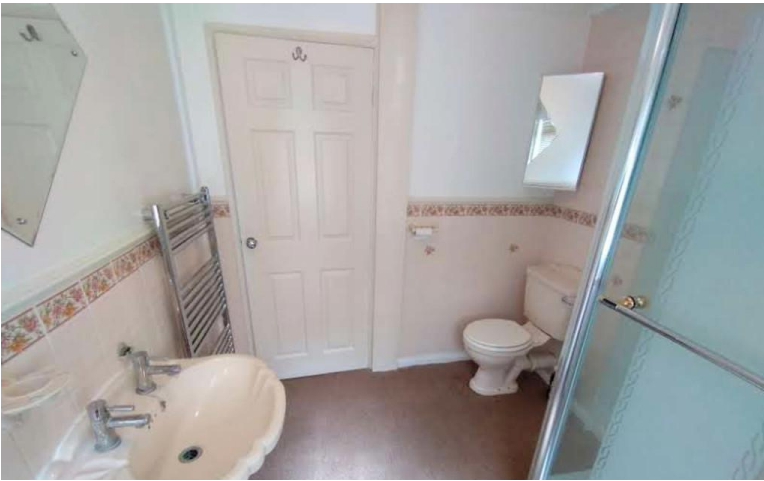
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

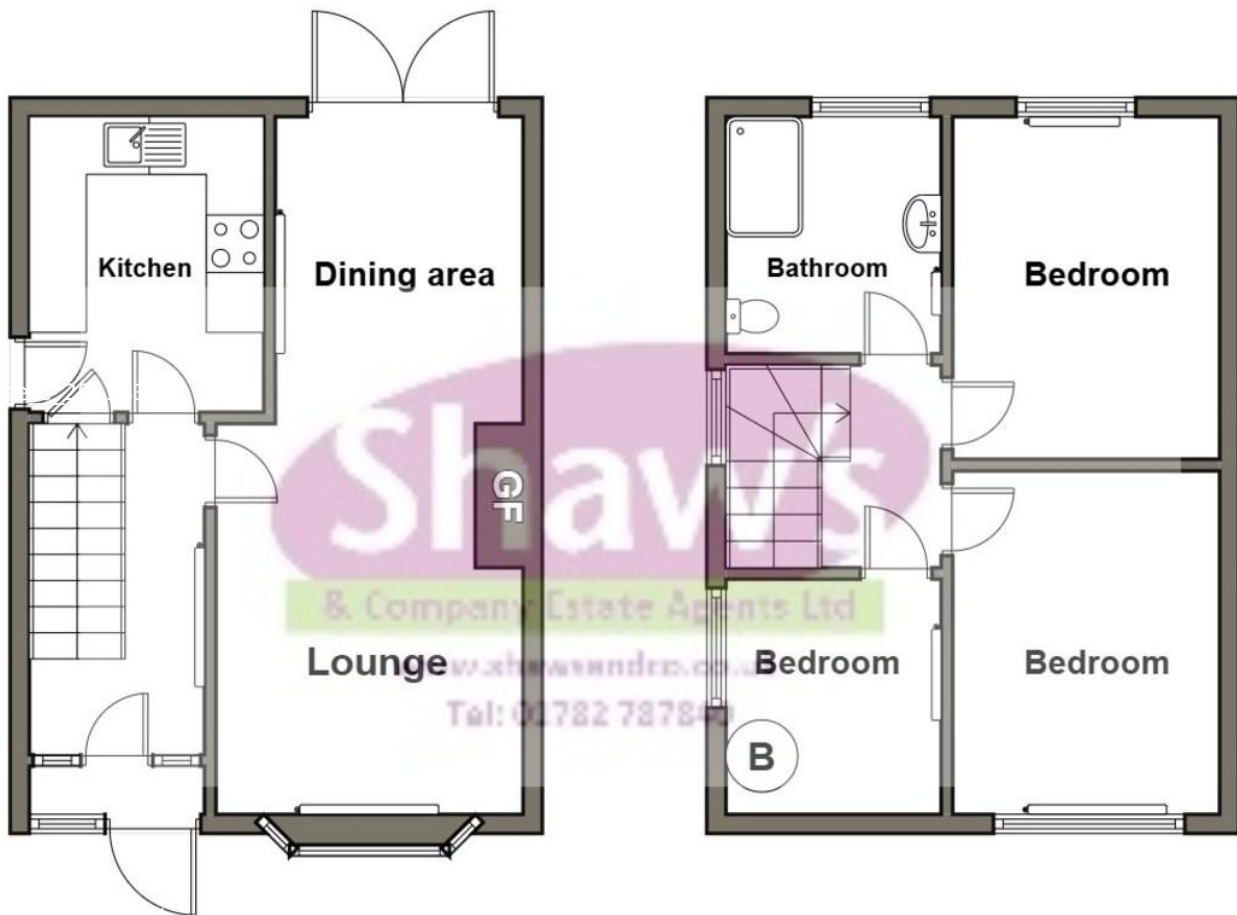
EPC RATING (PDF available online)

Current: 57D Potential: 71C





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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 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