



**Westmorland Avenue**  
**Clough Hall, Kidsgrove, ST7 1AS**

- A DETACHED BUNGALOW
- WITHIN A WELL REGARDED LOCATION
- REFURBISHED & MODERNISED
- BEAUTIFULLY PRESENTED
- NEW KITCHEN, SHOWER ROOM ETC
- CARPETS, DECOR, RE-WIRED ETC
- TANDEM GARAGE, LANDSCAED GARDENS
- UPVC D/G, GCH EPC RATING C

**£245,000**





## Property Description

### INTRO

WOW Seasons in The Sun! A refurbished beautifully updated detached bungalow offered for sale within Clough Hall "The Westlands of Kidsgrove" upon viewing the property any discerning buyer will be head over heels with this lovely abode comprising entrance porch, hallway, a lounge with french doors to the rear garden, a newly installed kitchen, three bedrooms, a newly installed shower room. Updated neutral decor throughout, electrical re-wire, replastered, brand new kitchen, new carpets etc & a new composite front door & french doors. No chain. Externally are low maintenance gardens, a tandem garage. The rear garden attracts afternoon/evening sun. UPVC fascia & guttering. The property is within easy access to all amenities, excellent road, rail links cycle paths, canal side walks, Bathpool Park. Not one to be missed ready to move in to. Viewing imperative.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1AS. From Clough



Hall Road, turn in to Westmorland Avenue and the property can be found on the right hand side, as identified by our for sale sign.

#### ENTRANCE PORCH

Entered through a newly installed composite door with glazed panels, UPVC windows. UPVC door to:

#### ENTRANCE HALL

Two store cupboards, laminate flooring, radiator.

#### LOUNGE

14' 5" x 11' 4" (4.39m x 3.45m)

Newly installed french doors to the rear garden. Coving to the ceiling, wall lights, radiator.



#### KITCHEN

12' 4" x 7' 11" (3.76m x 2.41m)

Window to the rear elevation. A new fitted kitchen comprising: a range of wall and base units, inset ceramic sink, worksurface. Built in double oven and hob with extractor over. Space for washing machine and fridge freezer, radiator.

#### BEDROOM ONE

12' 9" x 9' 11" (3.89m x 3.02m)

Bow window to the front elevation, window to the side, radiator.



#### BEDROOM TWO

10' 10" x 9' 5" (3.3m x 2.87m)

Windows to the front elevation, radiator.

#### BEDROOM THREE

7' 6" x 6' 10" (2.29m x 2.08m)

Window to the side elevation, radiator.

#### SHOWER ROOM

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Shower screen walls, extractor fan, radiator.



#### EXTERNALLY

##### FRONTAGE

A landscaped garden with gravel borders. A driveway provides off road parking.

##### ATTACHED TANDEM GARAGE

30' x 7' 11" (9.14m x 2.41m)

Up and over front door, external access door to the garden.



#### REAR

A landscaped low maintenance garden which is paved with shrub borders.

#### 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 C

#### EPC RATING (PDF available online)

Current: Potential:









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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