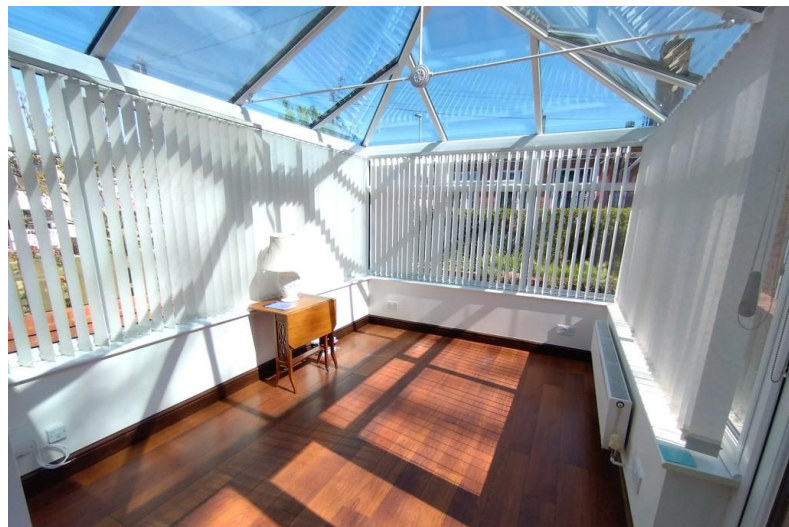


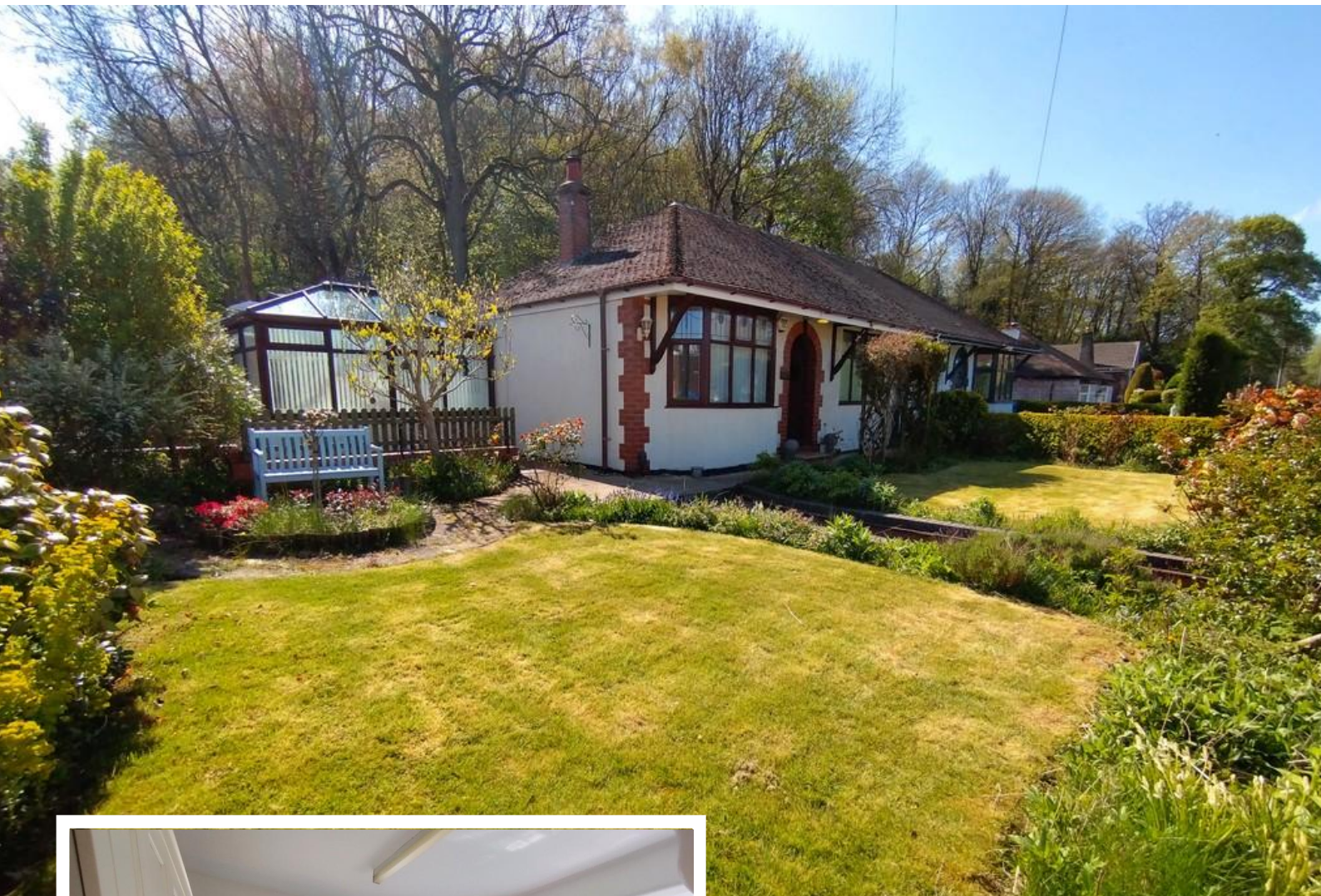


**The Avenue**  
**Kidsgrove, ST7 1AG**

- A SEMI DETACHED BUNGALOW
- WITHIN EASY ACCESS TO ALL AMENITIES
- GOOD SIZED CORNER PLOT
- HALL, BAY WINDOW LOUNGE
- WELL APPOINTED KITCHEN/DINING ROOM
- ATTACHED CONSERVATORY
- DETACHED BRICK GARAGE
- UPVC D/G, GCH

**£200,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a well presented mature semi detached bungalow within a good sized corner plot all of which must be seen to be fully appreciated. The property is located within a very convenient location with all amenities close by all within walking distance including Kidsgrove Rail Station. The bungalow internally comprises a formal entrance hallway, a bay window lounge, two bedrooms, a shower room, a well appointed kitchen/dining room, an attached conservatory. Externally are formal landscaped mature gardens to the front and side corner plot. An external store cupboard with the boiler. A detached brick garage and small garden area to the rear. UPVC double glazing & gas central heating. Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1AG. Turn off Liverpool Road in to The Avenue and the property can be found on the left hand side, identified by our for sale sign.





#### ENTRANCE HALL

Entered through a UPVC door with glazed panels.

#### LOUNGE

12' 11" x 11' 11" (3.94m x 3.63m)

Bay window to the front elevation. Coving to the ceiling, radiator.

#### KITCHEN/DINER

12' 9" x 11' 10" (3.89m x 3.61m)

Windows to the side and front elevations. A range of wall and base units, 1.5 bowl inset belfast sink, worksurface. Range Master gas and electric cooker with extractor fan above. Door to:

#### CONSERVATORY

12' x 8' 8" (3.66m x 2.64m)

Dwarf wall construction. Wall lights, radiator.

#### BEDROOM ONE

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

Window to the front elevation. Picture rail, radiator.

#### BEDROOM TWO

9' 11" x 8' 3" (3.02m x 2.51m)

Window to the rear elevation, radiator.



#### SHOWER ROOM

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

#### EXTERNALLY

#### FRONTAGE

A landscaped garden on a generous corner plot. Lawns to the front and side with shrub borders.

#### OUTBUILDING

Housing the Ideal gas central heating boiler. Electric light and power.

#### DRIVEWAY

Provides off road parking and leads to:

#### GARAGE

15' 8" x 8' 4" (4.78m x 2.54m)

Brick built with a pitched roof. Up and over front door.

#### REAR

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 B

#### EPC RATING (PDF available online)

Current: Potential:





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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782 787840

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