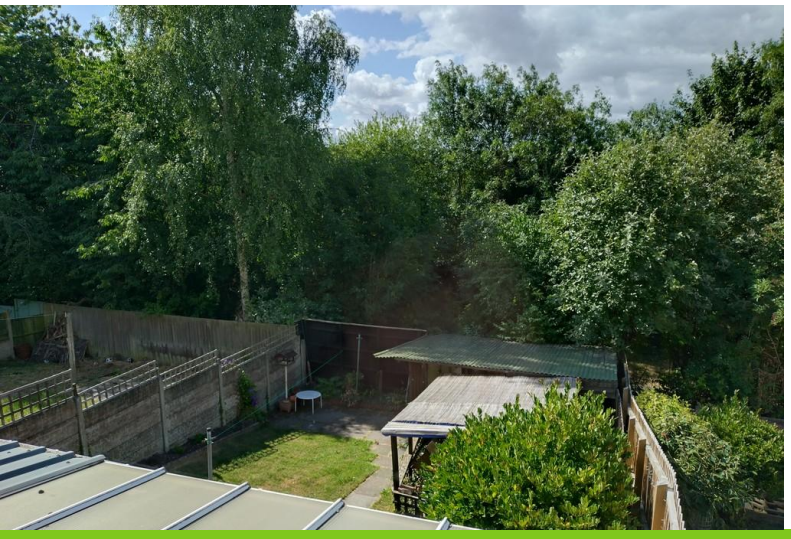
Shaw's
& Company Estate Agents Ltd

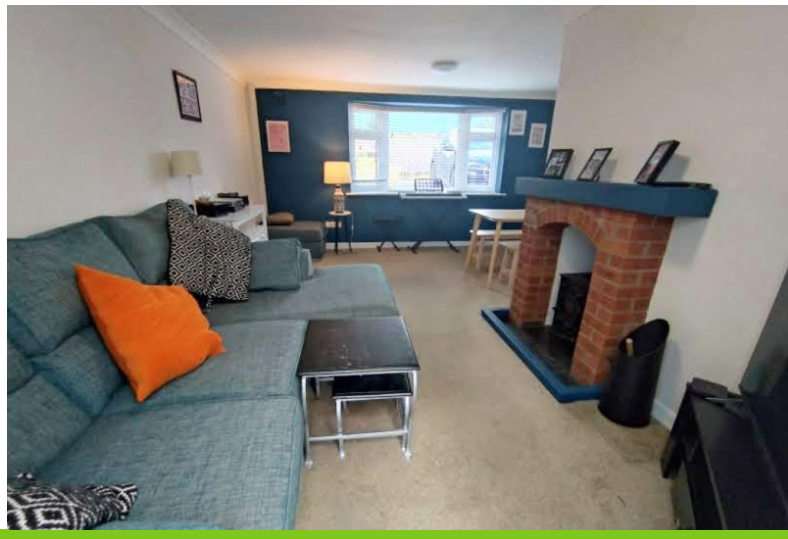
Whitehall Avenue

Kidsgrove, ST7 1EP

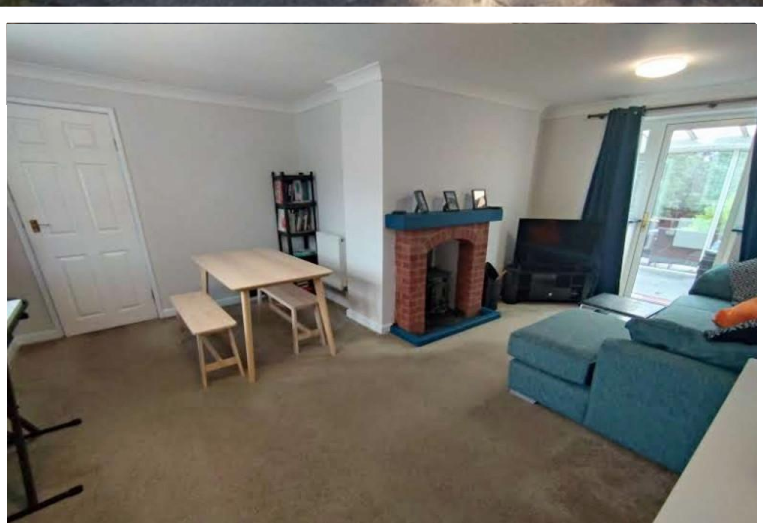
- A SEMI DETACHED HOME
- POPULAR LOCATION
- PLEASANT OUTLOOK TO REAR
- HALL, L SHAPED LOUNGE
- KITCHEN/DINING ROOM
- THREE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- UPVC D/G, GCH

£175,000





Whitehall Avenue, Kidsgrove, Stoke-on-Trent



Property Description

INTRO

Look at the Stars, they'll shine here! A lovely opportunity to acquire a well presented three bedroom semi detached house, comprising entrance hall, a spacious L shaped lounge, a kitchen/dining room, attached rear conservatory off the lounge & a second off the kitchen with a cloaks/utility area, three bedrooms, a shower room, cloaks/w.c access to the loft storage area proving useful space. Externally a driveway provides parking space, a front garden, leading to the rear garden area with a great degree of privacy and a pleasant outlook. Access to all amenities which are close by in Kidsgrove with good road links, rail links to the A500/A34. Viewing essential.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1EP. From King Street, Kidsgrove town centre, turn in to Whitehall Avenue and the property can be identified by our for sale sign.

ENTRANCE HALL

9' 6" x 8 MAX' (2.9m x 2.44m)

Entered through a composite door, window to the side elevation. Staircase to the first floor, understairs storage cupboard.

LOUNGE/DINER
17' 11" x 15' 3" (5.46m x 4.65m)
L shaped room with window to the front and elevation. Feature fireplace with with a multi fuel stove, two radiators, coving to the ceiling. Doors to:

CONSERVATORY
10' 9" x 7' 11" (3.28m x 2.41m)
UPVC windows, perspex roof. UPVC door to:

CONSERVATORY 2/UTILITY
8' 9" x 7' 6" (2.67m x 2.29m)
UPVC windows, Tiled floor, door to the garden. Door to:

WC
Low level W.C. Space and plumbing for washing machine, space above for a tumble dryer.

KITCHEN/DINER
13' 4" x 8' (4.06m x 2.44m)
Window to the rear elevation overlooking conservatory 2. A range of wall and base units, single drainer sink unit, worksurface. Built in oven and hob with extractor over, radiator and defined dining area. Door to conservatory 2.

FIRST FLOOR LANDING
Window to the side, coving to the ceiling. Doors to:

BEDROOM ONE
13' 1" x 9' 5" (3.99m x 2.87m)
Window to the front elevation. Coving to the ceiling, radiator.

BEDROOM TWO
13' 3" x 8' 1" (4.04m x 2.46m)
Window to the rear elevation with a private outlook. Coving to the ceiling, radiator.

BEDROOM THREE
9' 1" x 7' 1" (2.77m x 2.16m)
Window to the front elevation. Radiator, cupboard with steps leading to:

LOFT AREA
Two areas measuring 7'11 x 6'11 and 16'6 x 7'11 respectively. All fully insulated and boarded.

SHOWER ROOM
7' 1" x 5' 6" (2.16m x 1.68m)

Window to the rear elevation. Updated suite comprising: enclosed shower cubicle with glass screen, wash hand basin with mirrored vanity unit. Tiled floor, part tiled walls, towel radiator. Cupboard housing the Worcester Bosch gas combi boiler.

SEPARATE WC
Window to the side elevation. Low level W.C. Tiled floor, splash back tiling to the walls.

EXTERNALLY

FRONTAGE
A paved driveway provides off road parking. Shrub borders, steps down to the front entrance door. Gated access to the side of the property leading to:

REAR
Enclosed by a wall and shrub borders. A beautiful, private spot looking out on to woodlands. A paved patio area leads down to a lawn area.

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 A

EPC RATING (PDF available online)
Current: 74C Potential: 87B

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Visual Builder

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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