



Mitchell Avenue
Talke, ST7 1JJ

- ON A CORNER PLOT
- A SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS, KITCHEN
- CONSERVATORY, MODERN BATHROOM
- PARKING FOR 5 VEHICLES
- LANDSCAPED REAR GARDEN
- OUTHOUSES & GROUND FLOOR W.C

£210,000





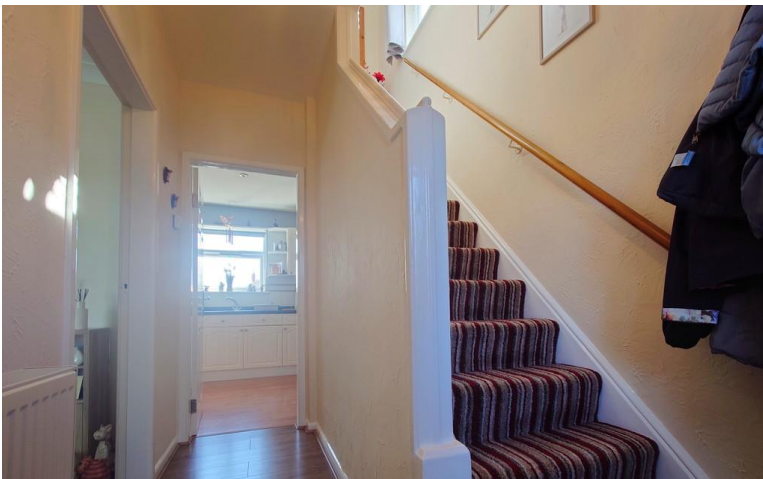
Property Description

INTRO

Being on a CORNER PLOT, this truly superb family sized THREE BEDROOM semi detached house, sits minutes away from the popular Clough Hall Park and has lots to offer! Comprising entrance hall, lounge, kitchen, dining room, conservatory and a useful outbuilding made as part of the house, with further storage and ground floor cloaks/w.c. To the first floor are the three bedrooms and a stunning modern bathroom suite. An excellent sized paved driveway allows parking for approx 5 vehicles with a well presented frontage, and the property boasts a beautifully landscaped rear garden which needs to be seen to be appreciated! UPVC double glazing and gas central heating from an Ideal gas combi boiler. A highly convenient spot not far from Clough Hall Park and nearby to Bathpool parks, whilst also being close to local ideal amenities of Kidsgrove and Butt Lane. GO GO GO!

DIRECTIONS

Please use postcode ST7 1JJ for Sat Nav/Google Maps. From Cedar Avenue, Kidsgrove, proceeding towards Talke,





turn left into Mitchell Avenue, where the property can be found immediately on the left hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

Front composite entrance door. Radiator. Staircase to the first floor. Laminate flooring.

LOUNGE

15' 9" x 10' 11" (4.8m x 3.33m)

Three windows to the front, radiator. Coving to the ceiling.



KITCHEN

9' 9" x 8' 9" (2.97m x 2.67m)

A well fitted kitchen with window overlooking the rear garden. A range of base and wall mounted cupboard units. Worksurfaces over and splash back tiling. Single drainer sink unit. Space for a fridge freezer. Electric oven/grill with electric induction hob and extractor hood over. Useful understairs pantry cupboard (also housing gas meter). Laminate flooring. Spotlights to the ceiling. Cupboard concealing electric consumer unit. Open archway to the dining room.

OUTHOUSES

14' 8" x 12' 7" max (4.47m x 3.84m)

A very useful extra room, carpeted, with dome light fittings and radiator. UPVC front entrance door. UPVC rear access door. Storage cupboard with shelving within. Worksurfaces with both mounted and base cupboards, also housing the Ideal gas combi Exclusive 2 boiler (approx 4/5 years old). Space and plumbing for a washing machine and dryer. Doors to:

STORE ROOM

6' 4" x 5' 6" (1.93m x 1.68m)

Small window to the front. Worksurface and base cupboard. Currently used to house freezer.



CLOAKS/ W.C

4' 9" x 2' 9" (1.45m x 0.84m)

Low level W.C. Tiled flooring. Radiator. Small window to the rear.

DINING ROOM

12' 2" x 8' 10" (3.71m x 2.69m)

Laminate flooring, radiator. Coving to the ceiling. Sliding patio doors to:

CONSERVATORY

9' 11" x 8' 10" (3.02m x 2.69m)





A UPVC conservatory/ garden room. Tiled flooring. UPVC rear access door. Perspex roof.

FIRST FLOOR LANDING

Window to the side. Access to loft via hatch and pull down ladder (The loft being boarded out and insulated, with velux window).

BATHROOM

9' 9" x 5' 5" (2.97m x 1.65m)

A beautifully modernised bathroom suite with panelled bath, and electric shower over. Shower screen. UPVC panelling to the walls and ceiling, with spotlights. Low level W.C. Wash hand basin with vanity cupboard below. Vanity store cupboard. Chrome towel radiator. Frosted window to the rear. Laminate flooring.



BEDROOM ONE

12' x 11' (3.66m x 3.35m)

Window to the front, radiator.

BEDROOM TWO

12' x 8' 11" (3.66m x 2.72m)

Window to the rear, radiator.

BEDROOM THREE

9' 11" x 7' 7" (3.02m x 2.31m)

Window to the front, radiator. Overstairs store cupboard.



EXTERNALLY

FRONT/ DRIVEWAY

The property is on a corner plot. A block paved side driveway with parking for approx 5 vehicles. Fencing and shrub borders. Step down to the front door. Laid to lawn garden area to the front.

REAR GARDEN

A beautifully maintained paved patio rear patio area, leads to a laid to lawn landscaped garden area with laid to lawn, gravelled stone and plum slate sections. Fencing to the sides. Timber shed.

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 be 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 .

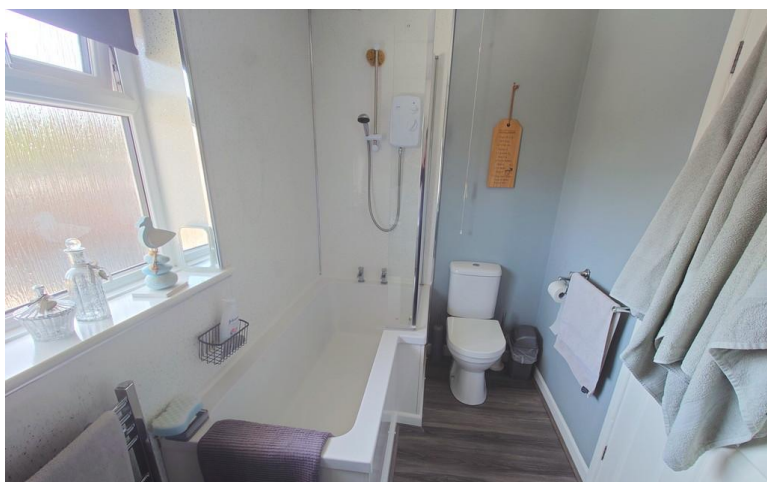
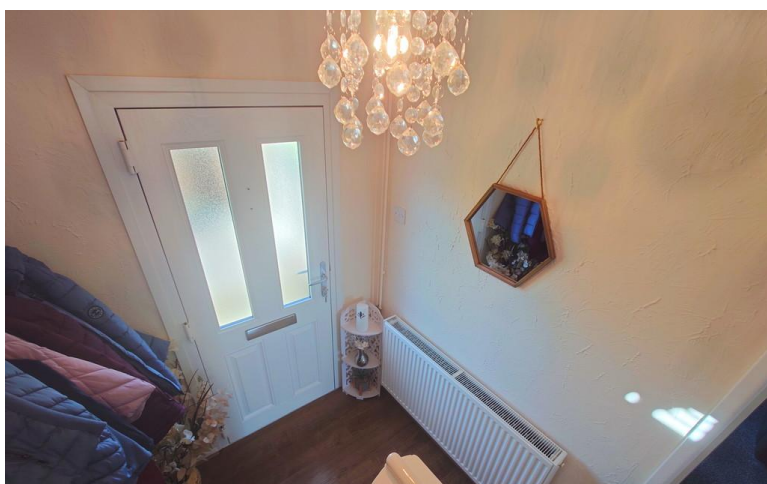
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

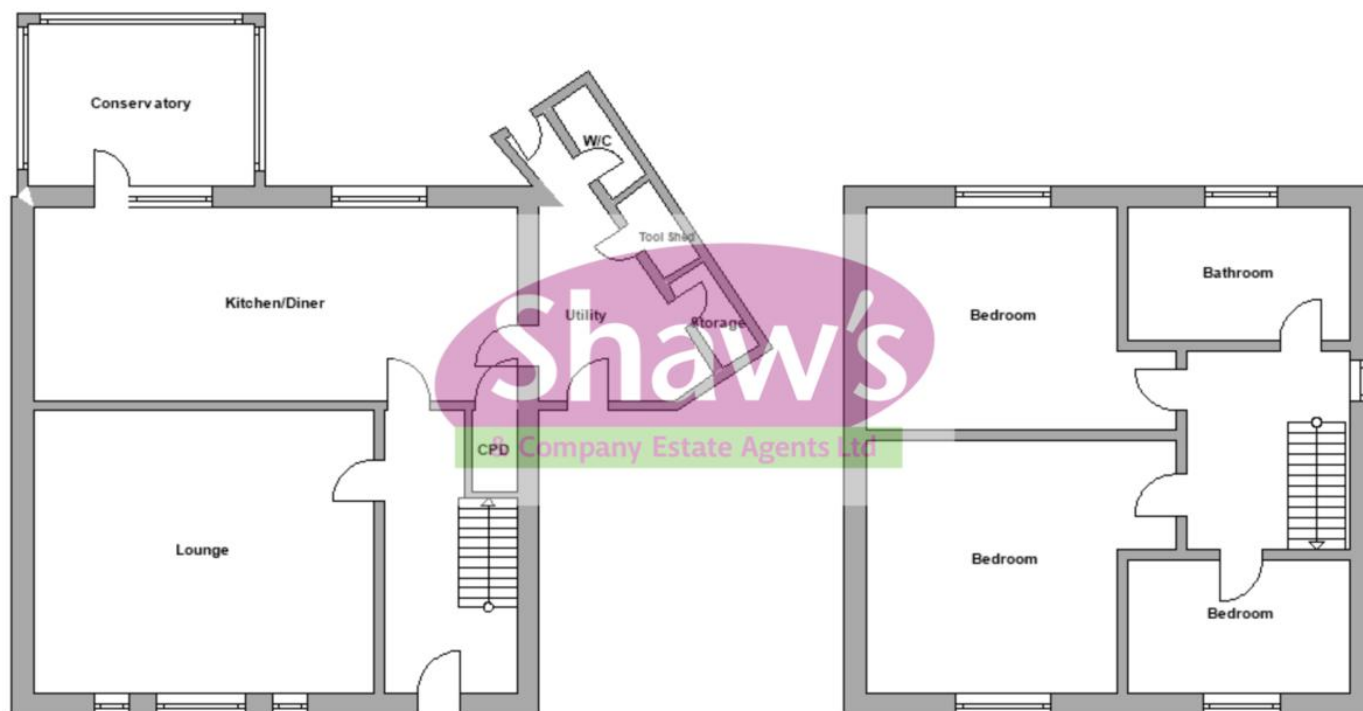
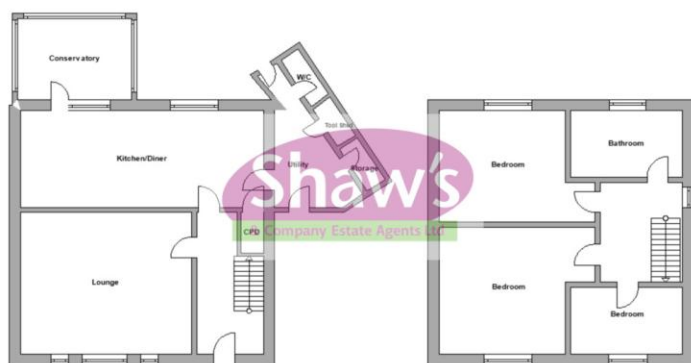
EPC RATING (PDF available online)

Current: 67D Potential: 76C









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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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