

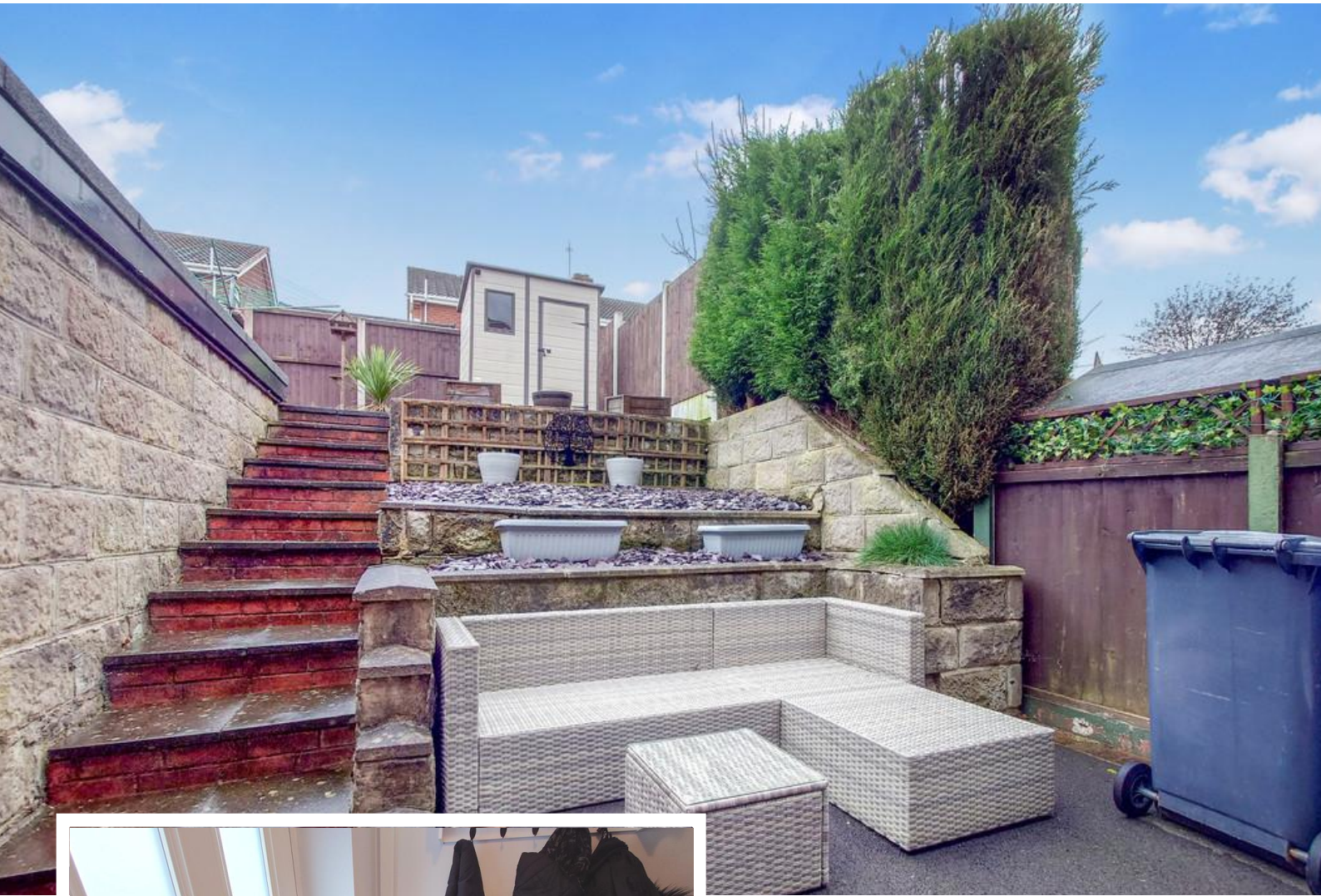


**Hillside Avenue**  
**Kidsgrove, ST7 4LW**

- A DETACHED HOUSE
- STYLISH MODERN KITCHEN
- SUBLIME PRESENTATION
- SPACIOUS DRIVEWAY
- THREE BEDROOMS
- DETACHED GARAGE
- LOUNGE/ DINING ROOM
- LANDSCAPED REAR GARDEN

**£230,000**





## Property Description

### INTRO

Get that SHOW HOME standard, the second you walk through the door! With a truly immaculate presentation throughout, this turn key detached residence has no corner untouched. Boasting THREE BEDROOMS, an excellent sized driveway with parking for multiple vehicles, a detached garage, a low maintenance landscaped rear garden and just brimming with class throughout! Entrance hall, lounge into dining room, modern recently fitted kitchen and bathroom. High quality plasterwork with fresh decor and flooring throughout. UPVC double glazing, fascias and soffits. Gas central heating from a combi boiler approx 3 years old with full service history. A popular and quiet location, being nearby the lovely Bathpool Park, but within easy access to the amenities of Kidsgrove. Contact us today to get your viewing booked immediately!



#### DIRECTIONS

Please follow Sat Nav/ Google Maps for postcode ST7 4LW. From Chatterley Drive, turn right into Hillside Avenue, where the property can be found on the left hand side, as identified by our for sale sign.

#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door. Coat hooks. Radiator. Laminate flooring. Staircase to the first floor.

##### LOUNGE/ DINING ROOM

22' 8" x 11' 11" (6.91m x 3.63m)

A living room with window to the front. Radiator. Useful small understairs store cupboard. Leads to a defined area for a dining table. Radiator. French doors lead to the rear garden. Door to:



##### KITCHEN

11' 10" x 6' 10" (3.61m x 2.08m)

A newly fitted and superbly modernised kitchen comprising a range of base and wall mounted cupboard units. Worksurfaces with splash back tiling. Laminate flooring. Electric oven/grill with induction hob and extractor hood over. Single drainer sink unit. Eye level integral microwave. Integral fridge/freezer. Space and plumbing for a washing machine. UPVC rear access door. Tall radiator.



##### FIRST FLOOR LANDING

Door to useful storage cupboard also housing Baxi 800 gas combi boiler, approx 3 years old with full service history. Access to the loft via hatch, with the loft being fully insulated and with boarding.

##### BEDROOM ONE

11' 3" x 8' 10" (3.43m x 2.69m)

Window to the front, radiator.

##### BEDROOM TWO

11' 3" x 7' 0" (3.43m x 2.13m)

Window to the rear, radiator.

##### BEDROOM THREE

6' 4" x 6' 0" (1.93m x 1.83m)

Window to the front, radiator.





#### BATHROOM

7' 9" x 5' 4" (2.36m x 1.63 m)

A newly fitted suite with panelled bath and overbath mains pressured shower, glass shower screen. Beautifully fitted tiling to the walls. Chrome towel radiator. Low level W.C and wash hand basin with vanity draws below. Frosted window to the rear. Laminate flooring.

#### EXTERNALLY

##### FRONT/ DRIVEWAY

A newly fitted block paved driveway with plenty of off-road parking available. Enclosed by wall. Gated access leads to the side of the property and to:

##### DETACHED GARAGE

16' 3" x 9' 6" (4.95m x 2.9m)

A detached garage with newly replaced roof. Power and lighting. Currently storing two freezers and with space for a tumble dryer.

##### REAR GARDEN

A low maintenance and three tiered landscaped garden area. A tarmac seating area initially, leads with steps up to the rest of the garden. Enclosed by wall and fencing. Plum slate and shrubs.



#### 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)

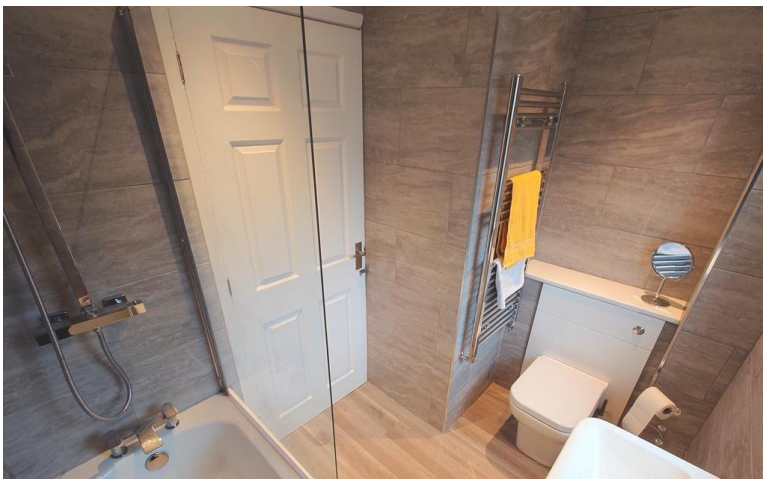
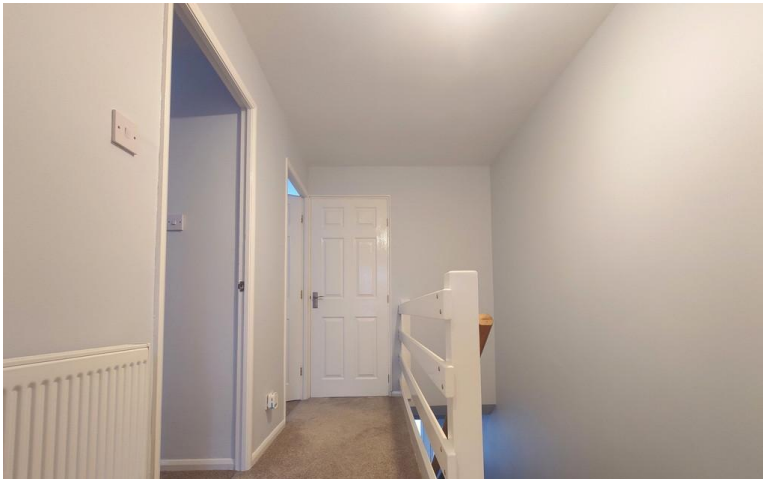
#### FIXTURES AND FITTINGS

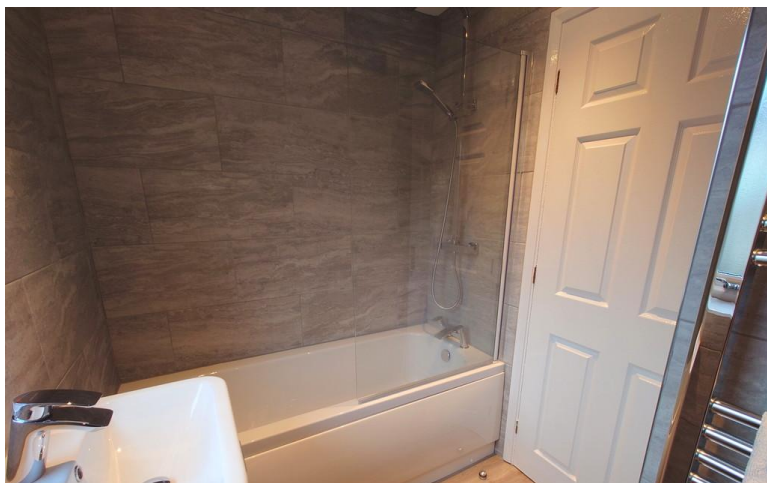
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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 and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

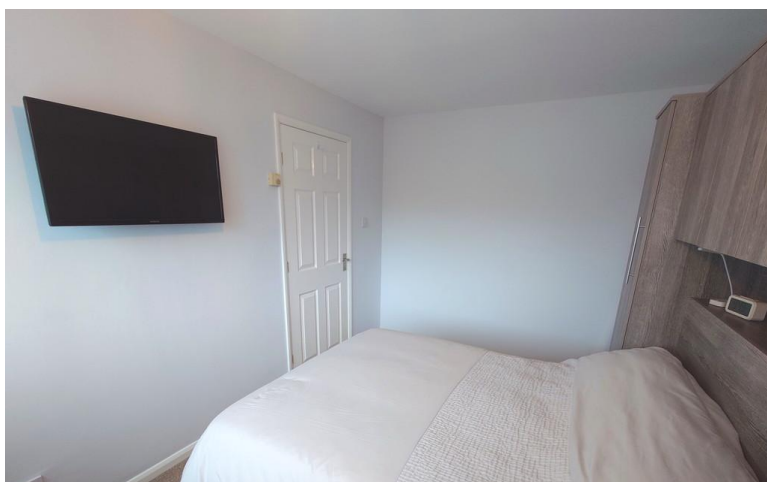
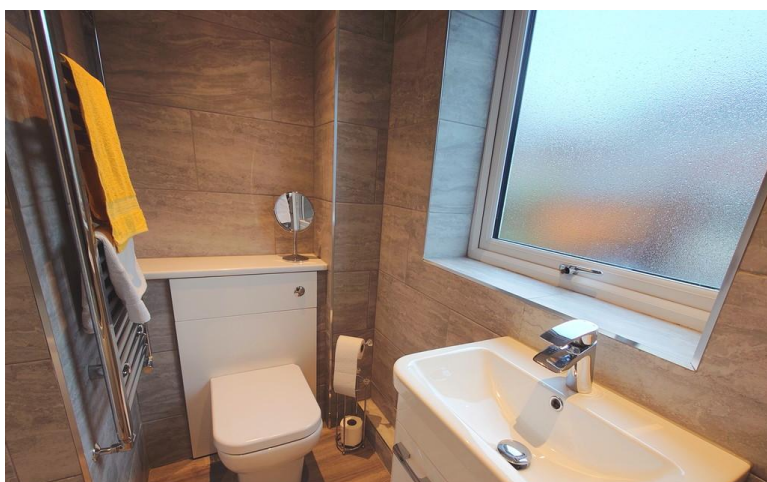
#### LOCAL AUTHORITY

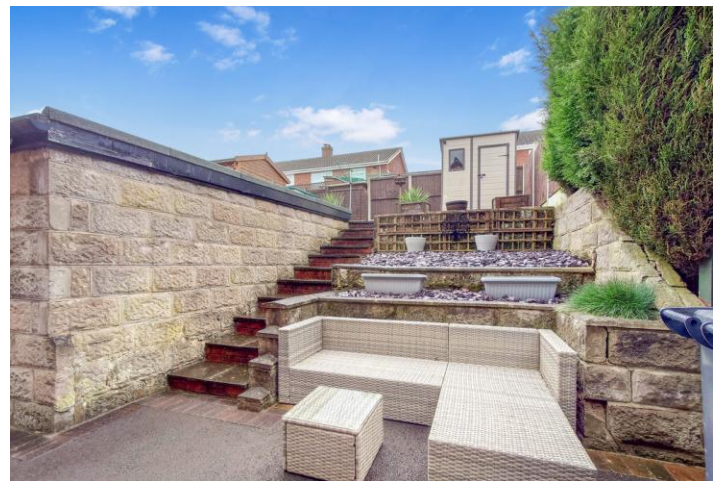
Newcastle Borough Council.

#### COUNCIL TAX BAND C

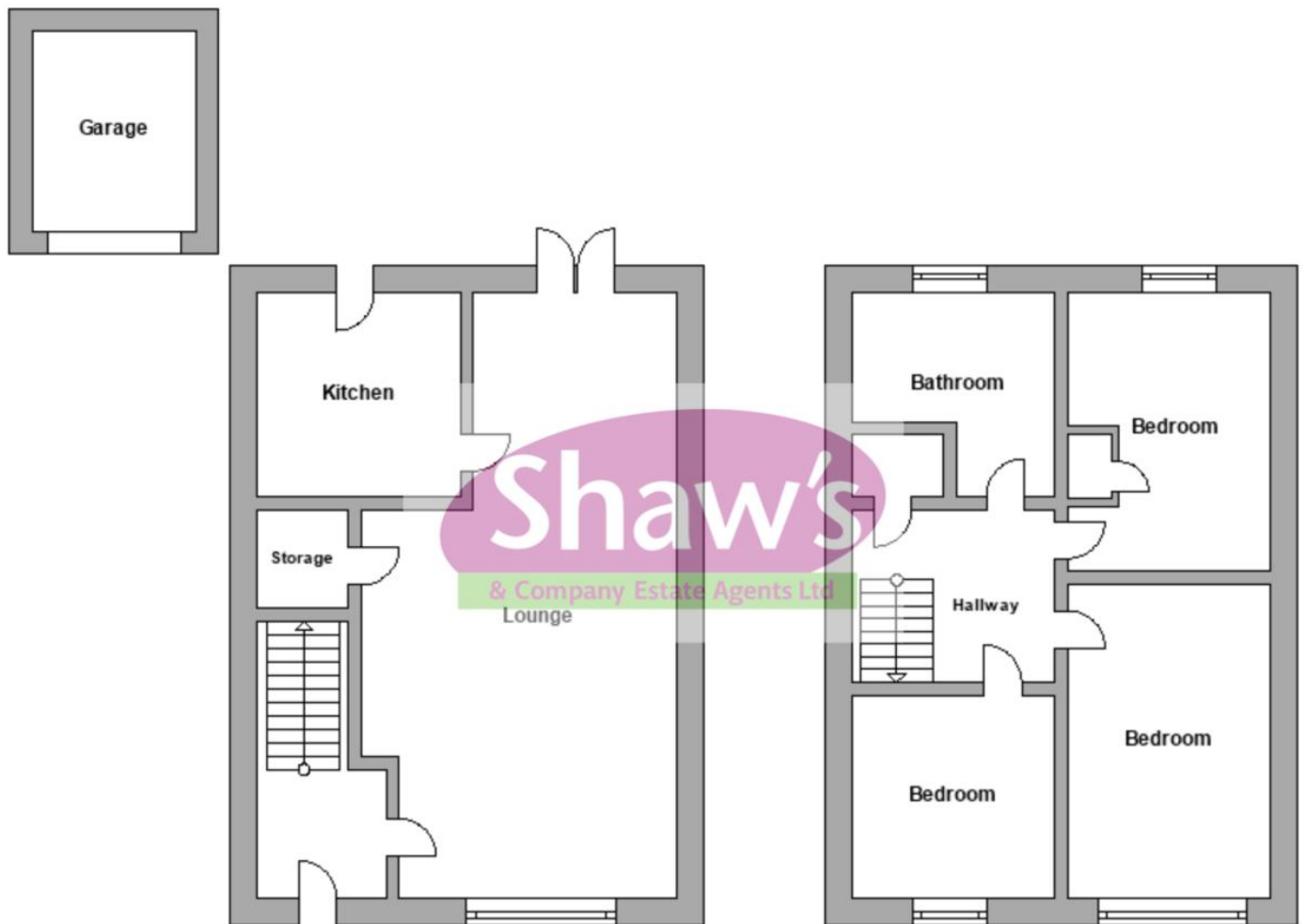
#### EPC RATING (PDF available online)

Current: 65D Potential: 77C









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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 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