



Kinnersley Avenue

Clough Hall, Kidsgrove, ST7 1AP

- BEAUTIFULLY PRESENTED
- EXTENDED DETACHED RESIDENCE
- WELL REGARDED LOCATION
- HALLWAY, SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY, CLOAKS/W.C, OFFICE
- THREE BEDROOMS & BATHROOM
- LANDSCAPED GARDENS

£289,500





Property Description

INTRO

A beautifully presented extended detached house with Clough Hall, "The Westlands of Kidsgrove" which must be viewed to be fully appreciated! comprising a reception hallway, a spacious lounge, a good sized open plan L shaped kitchen/dining room, side access hall, cloaks/w.c a ground floor office/family room, to the first floor are two double bedrooms and a third single bedroom. A family bathroom. Externally are immaculate landscaped gardens to the front and a good sized landscaped rear garden. UPVC double glazing & gas central heating from a modern boiler. The property is located within a well regarded location yet with easy access to all amenities within the golden triangle of the A34/ A500 leading to the M6 network and rail links, cycle paths a short walk away. Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1AP. The property is identified by our for sale sign.





HALLWAY

Entered through a UPVC door with glazed side panels. Staircase to the first floor, understairs store, radiator.

LOUNGE/DINER

25' 2" x 11' 11" (7.67m x 3.63m)

Window to the front elevation. Feature fireplace with living flame gas fire with granite effect hearth. Two radiators. Door to:

KITCHEN/DINER

20' 7" x 18' 10" (6.27m x 5.74m)

Windows to the side and rear elevations. A range of wall and base units, sink? worksurface. Built in double oven and hob with extractor over. Integrated dishwasher and microwave. Space for large fridge freezer. Defined dining area with French doors to the garden. Side access door leads to:



CLOAKROOM

Window to the rear elevation. Low level W.C, wash hand basin. Splash back tiling to the walls.

FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:



BEDROOM ONE

13' x 11' 10" (3.96m x 3.61m)

Window to the front elevation, radiator.

BEDROOM TWO

12' 5" x 11' 9" (3.78m x 3.58m)

Window to the rear elevation, radiator.

BEDROOM THREE

6' 9" x 6' 6" (2.06m x 1.98m)

Window to the front elevation, radiator.

BATHROOM

8' x 5' 9" (2.44m x 1.75m)

Window to the rear elevation. Suite comprising: bath with shower over, low level W.C, vanity wash hand basin. Part tiled walls, chrome towel radiator.



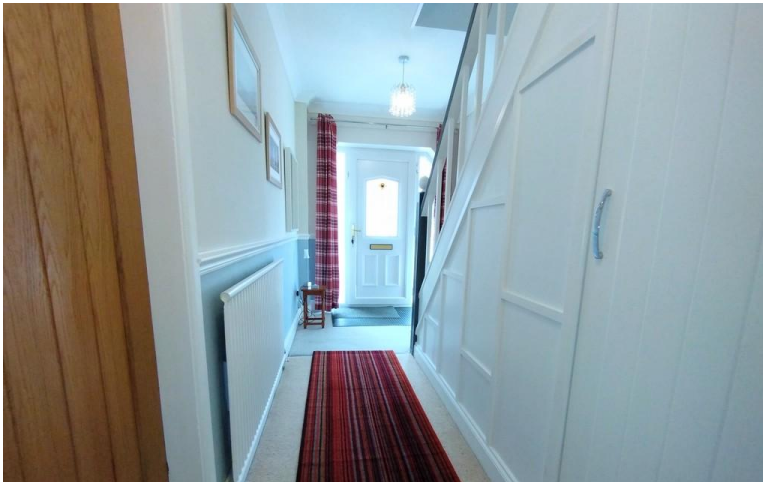
EXTERNALLY

FRONTAGE

A landscaped garden laid to lawn with shrub borders. Gravel driveway provides off road parking.

REAR

A generous size landscaped garden, laid to lawn with shrub



borders. Paved patio.

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 .

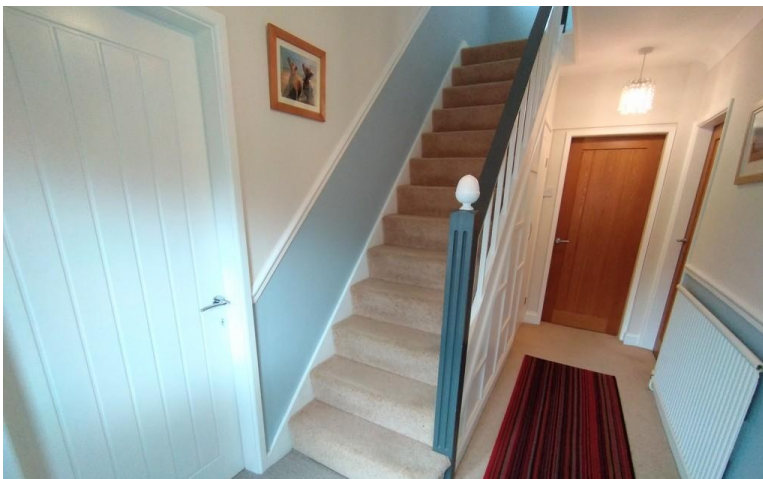
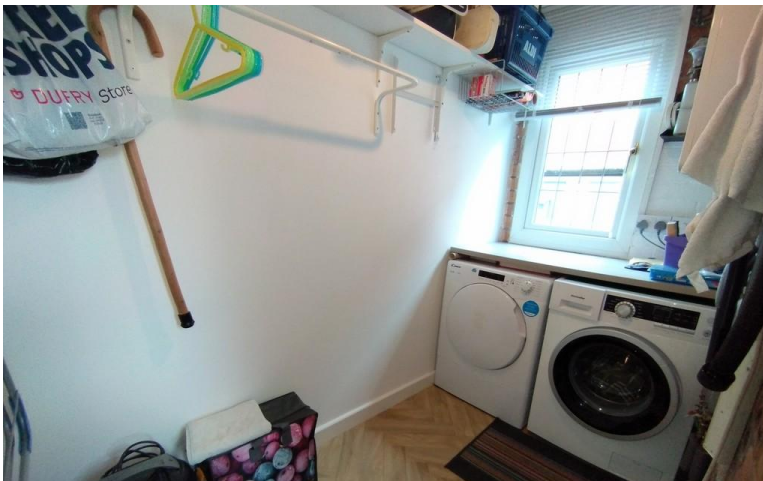
LOCAL AUTHORITY

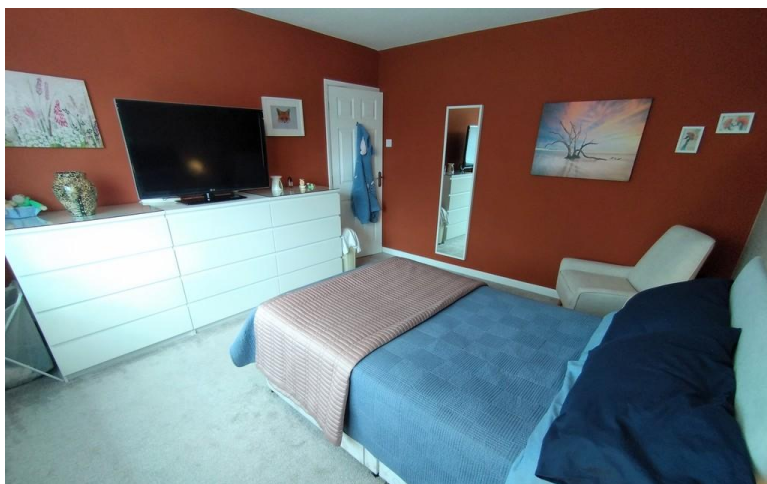
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:









While 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.
 The 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.
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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