

Shaw's
& Company Estate Agents Ltd

Windmill Avenue

Kidsgrove, ST7 4HS

- A SPACIOUS SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- FIRST FLOOR LOUNGE, KITCHEN
- THREE BEDROOMS & FAMILY BATHROOM
- CONSERVATORY, USEFUL LOFT AREA
- GROUND FLOOR BEDROOM
- GOOD SIZED PLOT
- WELL APPOINTED GARDENS

£230,000











Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a very spacious semi detached house which must be viewed to be fully appreciated, comprising, entrance porchway, hallway, a ground floor bedroom, integral garage, a first floor landing, a good sized first floor lounge with elevated views, a fitted kitchen, a family bathroom, master bedroom, bedroom two with access to a very useful loft area. UPVC double glazing, gas combi heating. Externally a good sized plot with a driveway that provides plenty of parking spaces. A good sized landscaped rear garden area providing outside space. An integral garage. The property is located within a well regarded location with lots of amenities close by with road and rail links within easy reach. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HS. From Ravenscliffe Road turn in to Windmill Avenue and the property can be found on the left hand side.



ENTRANCE PORCH
UPVC double glazed.

ENTRANCE HALL
Entered through a UPVC door, radiator.

GROUND FLOOR BEDROOM THREE
11' 7" x 7' 1" (3.53m x 2.16m)
Window to the front elevation, radiator.

FIRST FLOOR LANDING
Store cupboard off.



LOUNGE
17' 2" x 11' 4" (5.23m x 3.45m)
Large window to the front elevation with far reaching views. Feature fireplace with an attractive inset living flame plasma style electric fire, radiator.

KITCHEN
9' 9" x 9' 3" (2.97m x 2.82m)
Window to the rear elevation. A range on wall and base units, built in oven and hob, inset single drainer sink, worksurfaces. Space for appliances, splash back tiling to the walls, radiator. Tiled floor. Splash back tiling to the walls. Door to:



CONSERVATORY
14' 4" x 10' 3" (4.37m x 3.12m)
UPVC double glazed windows and french doors to the rear garden. A solid roof finish. Tiled floor.

BEDROOM ONE
10' 8" x 9' 9" (3.25m x 2.97m)
Window to the rear elevation, radiator. A comprehensive range of fitted wardrobes.

BEDROOM TWO
11' 5" x 8' 11" (3.48m x 2.72m)
Window to the front elevation, radiator. Steps to the loft area.



LOFT AREA
20' 9" x 15' max" (6.32m x NaNm)
With four velux windows, four storage cupboards to the eaves and a further store cupboard.

BATHROOM
Window to the side elevation. Suite comprising: A panelled bath with an electric over bath shower, low level W.C, wash hand basin with vanity cabinet. tiled walls, radiator.

EXTERNALLY









FRONTAGE

A good sized driveway provides parking spaces. Attractive shrub borders. Access to a side garden area with steps to the rear garden.

INTEGRAL GARAGE

21' 5" x 8' 7" (6.53m x 2.62m)

Electric roll up door, electric light and power. Window to the side. A wall mounted Glow Worm Ultimate 30c gas combi boiler.

REAR

An attractive good sized landscaped garden with a laid to lawn garden and a paved patio area, a garden water feature, a useful garden shed included with electric supply, shrub borders etc.

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.

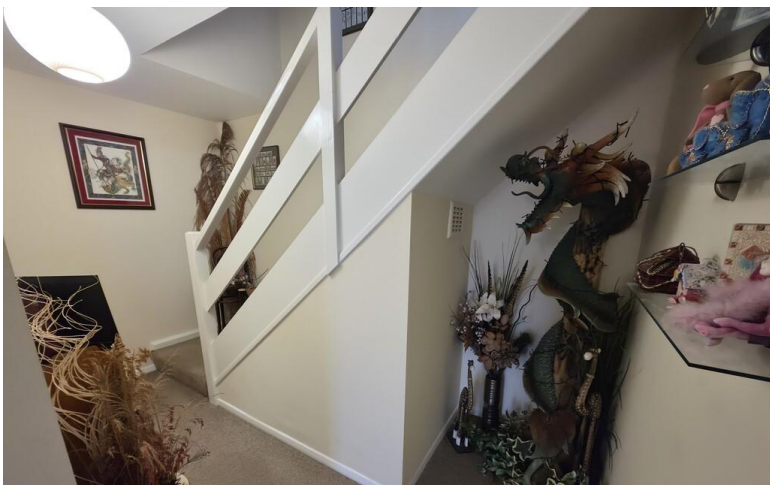
VALUATION

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:













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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