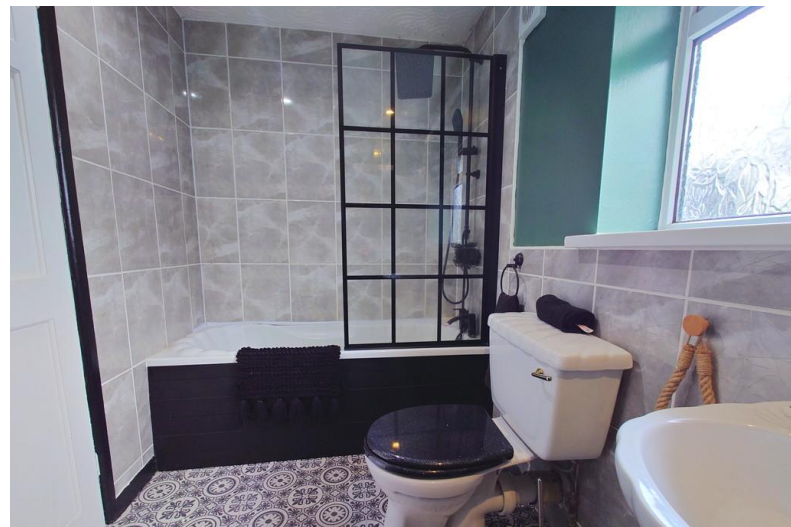




**Victoria Avenue  
Kidsgrove, ST7 1HD**

- A SEMI DETACHED HOUSE
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS
- LOUNGE, KITCHEN, CONSERVATORY
- UPDATED BOILER & ELECTRICS
- DRIVEWAY FOR PARKING, NICE REAR GARDEN
- NO CHAIN
- POPULAR & CONVENIENT LOCATION

**£130,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer a spacious house at incredible value, a cash buyer is sought - This attractive THREE BEDROOM semi detached house is available with NO CHAIN and comprises; entrance hall with store cupboard, an 'L shaped' lounge, conservatory and kitchen, and to the first floor are the three bedrooms and an updated stylish bathroom. UPVC double glazing & efficient gas central heating from a Baxi combi boiler, and updated electrics with a new consumer unit. Externally a driveway offers plenty of parking, neat front garden, and there is a low maintenance rear garden with pleasant outlook. Further potential to make your own mark! popular residential location, easy access to all amenities & schools for families, good road & rail links.

### PROPERTY CONSTRUCTION

The property type is of 'Re-built Schindler construction' however is attached to a original Schindler property - If obtaining a mortgage, please check with your lender that they are ok with this, prior to booking a viewing.





#### DIRECTIONS

Please follow Sat Nav for postcode ST7 1HD turn off Gloucester Road and into Whitehall Avenue. Turn left into Victoria Avenue, and left again immediately, where the property can be then found on the right hand side, as identified by our For Sale sign.

#### ACCOMMODATION

##### ENTRANCE HALL

UPVC front entrance door. Radiator. Stairs to the first floor. Door to:



##### CLOAKS/ STORE ROOM

8' x 3' (2.44m x 0.91m)

A useful cloaks/ storage room, with potential to convert to include a W.C. Electric consumer unit, being passed on a certificate until 24/9/2026.

##### LOUNGE

17' 10" x 14' 9" (5.44m x 4.5m)

An 'L shaped' lounge, with window to the front. Fire surround with no fireplace currently fitted. Laminate flooring. Two light fittings. Coving to ceiling. Sliding doors to:

##### CONSERVATORY

10' 1" x 9' 6" (3.07m x 2.9m)

A dwarf wall and UPVC conservatory. Currently boarded to the windows. Radiator. Sound proofing to the ceiling.



##### KITCHEN

12' 9" x 8' 6" (3.89m x 2.59m)

Comprising of base and wall mounted cupboard units. Worksurfaces, and a single drainer sink unit. Window to the rear. UPVC side access door. Laminate flooring. Breakfast bar seating area. Radiator.

##### FIRST FLOOR LANDING

Access to the loft. Window to the side.



##### BEDROOM ONE

13' 4" x 8' 10" (4.06m x 2.69m)

Window to the front, radiator. Karndean flooring.

##### BEDROOM TWO

13' 5" x 8' 8" (4.09m x 2.64m)

Window to the rear, radiator.



#### BEDROOM THREE

8' 11" x 6' 2" (2.72m x 1.88m)

Window to the front, radiator. Store cupboard to the overstairs area, also housing Main Eco compact gas combi boiler.

#### BATHROOM

9' 6" x 5' 5" (2.9m x 1.65m)

An updated suite, having panelled bath with overbath mains pressured shower unit, glass shower screen, low level W.C and wash hand basin. Part tiled walls. Extractor fan. Spotlights to the ceiling. Frosted window to the rear.



#### EXTRA NOTES

The property benefits from having no upward chain. The UPVC facias, soffits and guttering have been updated. The roof is in good condition.

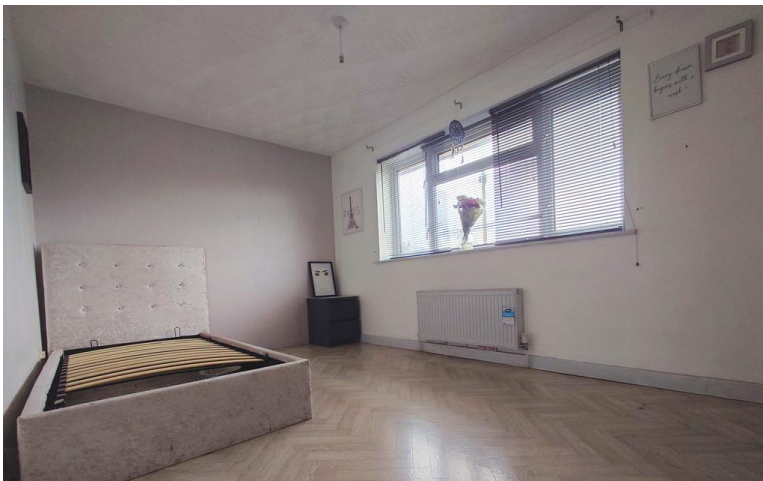
#### EXTERNALLY

##### FRONT GARDEN

Enclosed by a wall. Paved section with plum slate surrounding. Shrub borders. A concrete driveway provides plenty of parking. Gated access leads to:

##### REAR GARDEN

A low maintenance rear garden, being paved, with decking area and plum slate area, and enclosed by fencing. A timber store/shed.



#### VIEWING ARRANGEMENTS

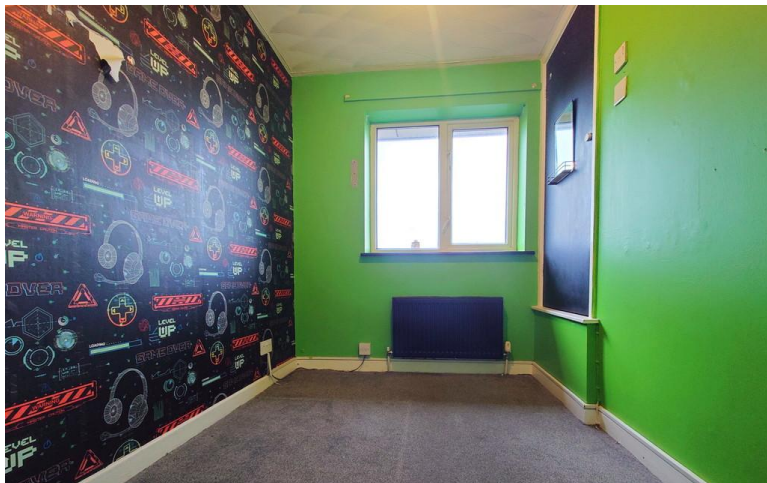
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### 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 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 .

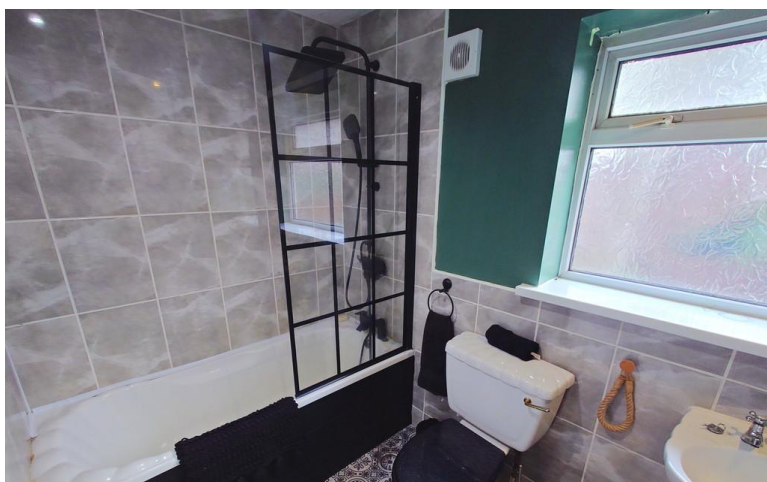
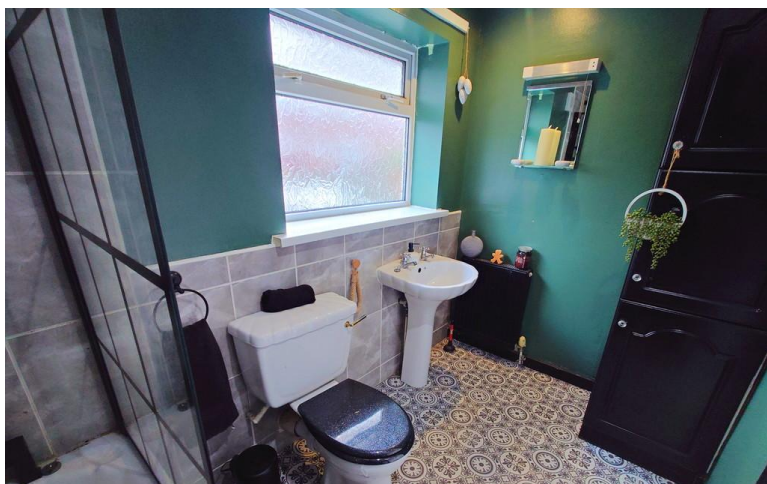
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 71C Potential: 78C





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

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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