

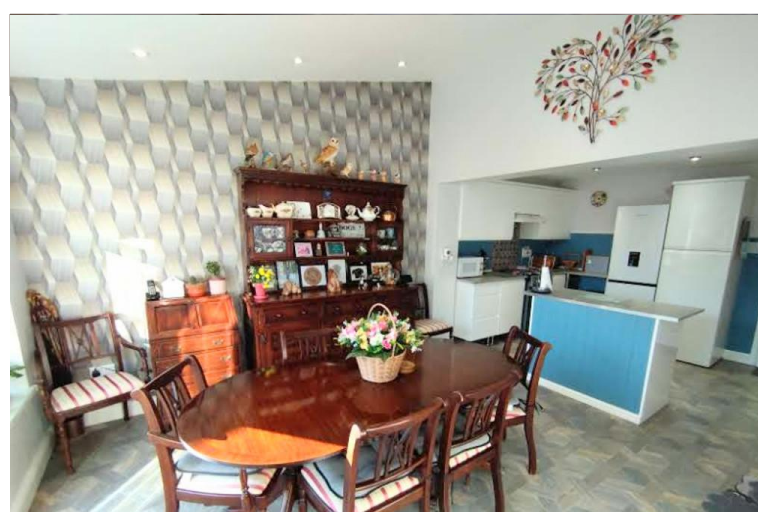
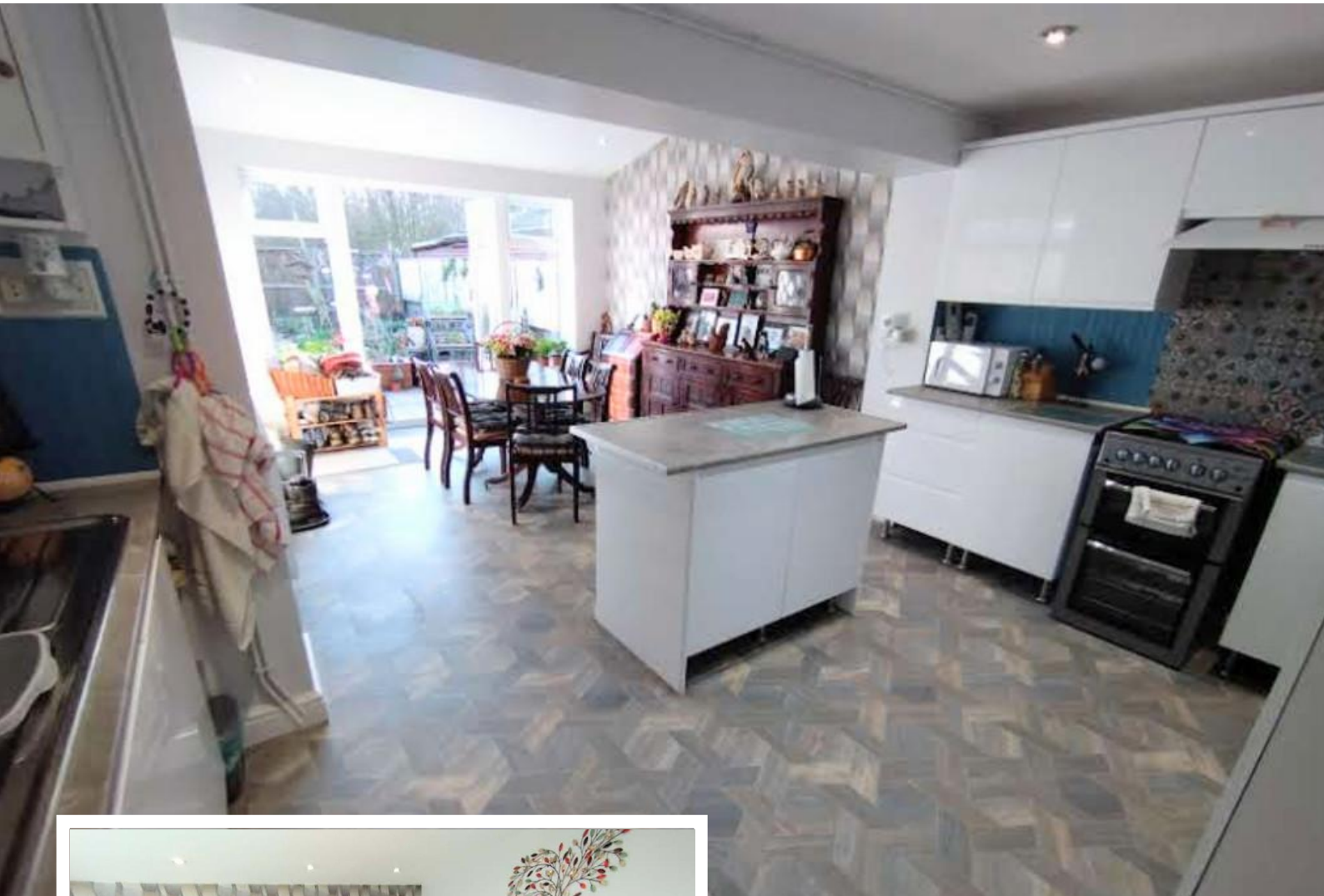


**Tern Avenue**  
**Kidsgrove, ST7 4PJ**

- EXTENDED DETACHED RESIDENCE
- HALL, LOUNGE
- EXTENDED KITCHEN/DINING ROOM
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- GOOD SIZED GARAGE
- UPVC D/G & GCH
- WELL REGARDED LOCATION

**£235,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented extended detached house which must be viewed to be fully appreciated comprising hall, lounge, an extended pleasant kitchen/dining room with french doors to the rear garden, three bedrooms, a family bathroom. Externally beautifully landscaped gardens to the front and rear, a detached good sized garage. A beautifully rear garden which attracts afternoon sun. UPVC double glazing & gas central heating. The property is located within a popular location with easy access to all amenities and lots of public open space with Birchenwood Country Park. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4PT. Turn off Mount Road in to Tern Avenue and the property can be found on the right hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, radiator. Tiled floor.

#### LOUNGE

15' 6" x 11' 5" (4.72m x 3.48m)

Bow window to the front elevation. Feature fireplace, understairs store, radiator.

#### KITCHEN/DINER

21' 5" x 14' 5" (6.53m x 4.39m)

Windows to the side elevation. Extended kitchen comprising a range of wall and base units, double drainer stainless sink unit, worksurface. Central island breakfast bar. Spotlights to the ceiling, external access door to the rear. Radiator.



#### FIRST FLOOR LANDING

Over stairs store housing the Main Eco Compact gas central heating combi boiler. Access to the loft. Doors to:

#### BEDROOM ONE

12' 2" x 8' (3.71m x 2.44m)

Window to the front elevation, radiator.

#### BEDROOM TWO

10' x 8' (3.05m x 2.44m)

Window to the rear elevation with pleasant views, radiator.



#### BEDROOM THREE

6' 9" x 6' 2" (2.06m x 1.88m)

Window to the front elevation, radiator.

#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with electric shower over, low level W.C, wash hand basin. Splash back tiling, radiator. Spot lighting to the ceiling.



#### EXTERNALLY

#### FRONTAGE

A landscaped garden laid to lawn with shrub borders. A driveway leads alongside the house providing off road parking.

#### GARAGE

19' 10" x 10' (6.05m x 3.05m)

Twin opening front doors. Window to the side elevation.

#### REAR

Attracting the afternoon sun is a landscaped garden. A



paved patio and a pathway leading through to shrub borders.

#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

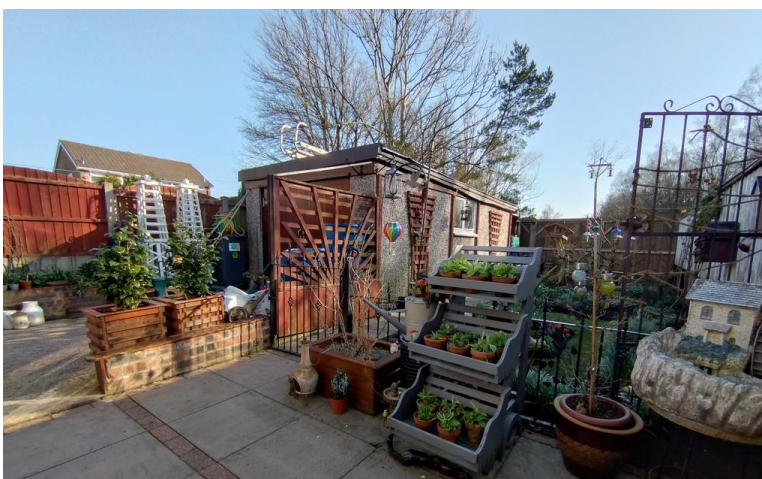
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND

#### EPC RATING (PDF available online)

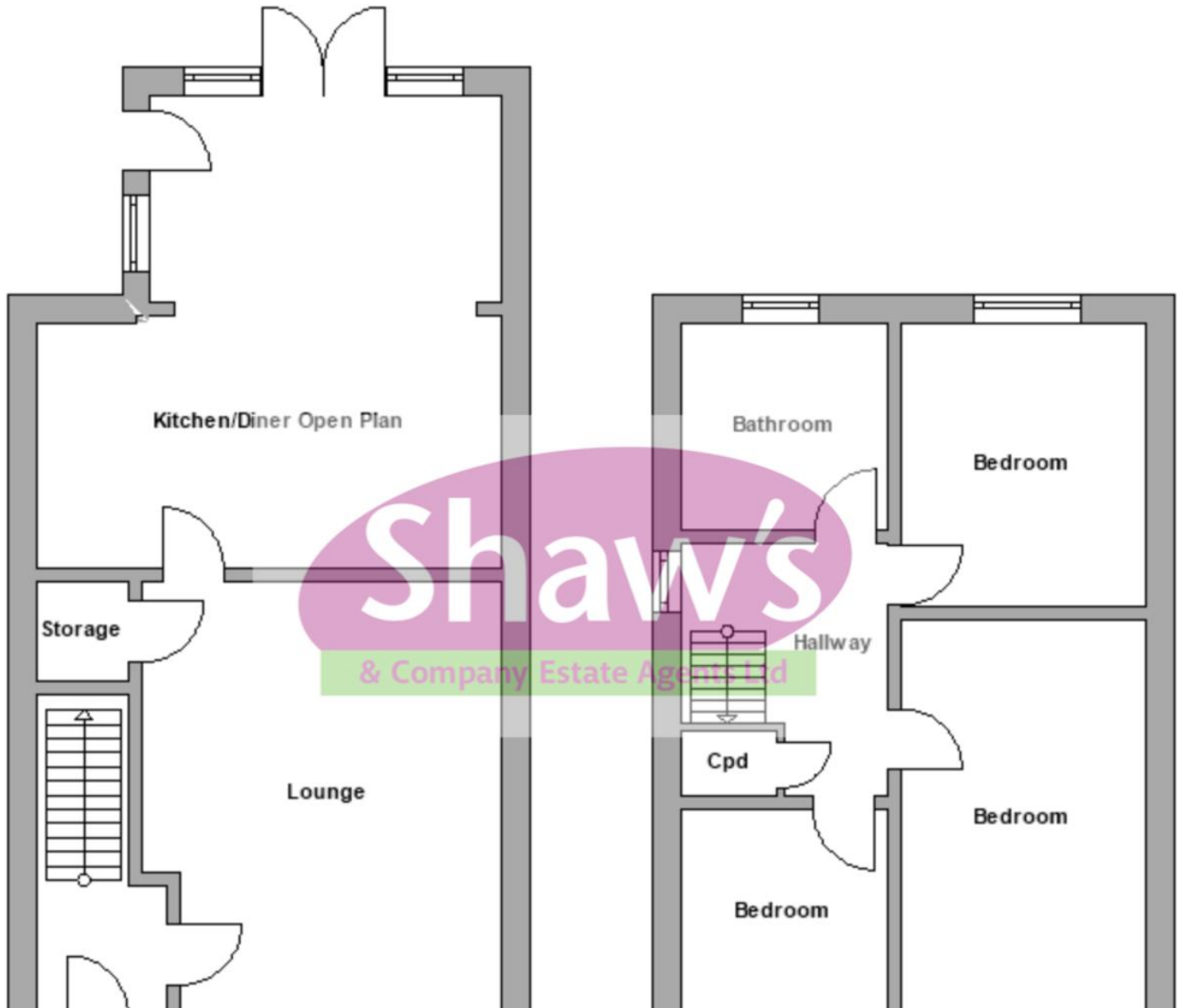
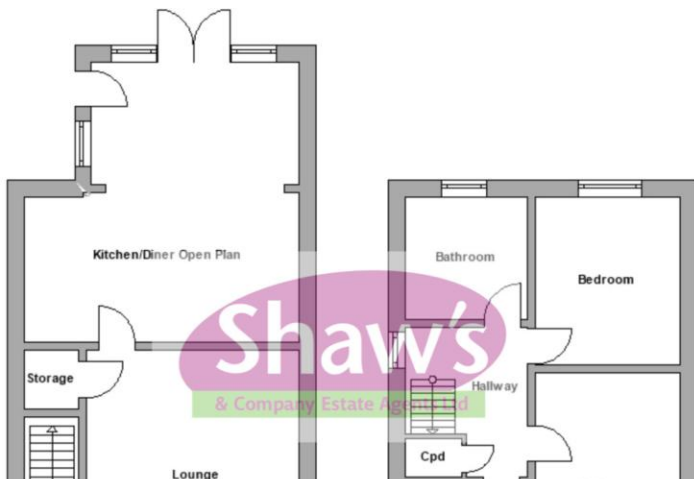
Current: Potential:











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 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