



**Millstone Avenue**  
Talke, ST7 1LG

- NEWLY RENOVATED THROUGHOUT
- A SEMI DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- NEW & MODERN KITCHEN & BATHROOM
- STUNNING FAMILY SIZED REAR GARDEN
- UPDATED BOILER, ELECTRICS, DECOR & FLOORING
- DRIVEWAY FOR 4+ VEHICLES

**£240,000**





## Property Description

### INTRO

Here with another WOW FACTOR property! A superbly newly modernised, family sized FOUR BEDROOM semi detached house, and available with NO CHAIN - This thoroughly and freshly renovated home isn't an opportunity you are going to want to miss! Boasting a gorgeous presentation throughout, this turn-key property comprises a front dining room, lounge with windows to the front and rear, newly modernised kitchen and outbuildings with ground floor W.C. To the first floor are the four bedrooms and modernised bathroom. Driveway to the front, and featuring a sublime, spacious rear garden with woodland behind. Freshly re-plastered, new decor, and carpets throughout. Newly fitted UPVC double glazing throughout and gas central heating from a new combi boiler. Updated electrics, sockets/light fittings and consumer unit. Set nearby to Clough Hall Park, Bathpool Park and the amenities of Kidsgrove Town Centre being round the corner. Don't hesitate to get your viewings booked in on this immediately!



#### DIRECTIONS

Please use postcode ST7 1LG for Sat Nav/ Google Maps. From Kidsgrove, from Cedar Avenue, turn right into Woodshutts Street, and into Millstone Avenue where the property can be found on the right hand side as identified by our For Sale Sign.

#### ACCOMMODATION

##### ENTRANCE HALL

A UPVC front access door, with side windows. Space for shoe store. Radiator. Central heating thermostat. Staircase to the first floor.



##### DINING ROOM

11' x 9' 5" (3.35m x 2.87m)

Window to the front, radiator.

##### LOUNGE

20' x 10' 10" (6.1m x 3.3m)

Two windows to the front and the rear. Two radiators.

##### KITCHEN

12' x 9' (3.66m x 2.74m)

An all newly fitted modern kitchen suite, with a range of base and wall mounted cupboard units with worksurfaces over and splash back tiling. Integrated tall fridge/ freezer, and integrated dishwasher. Space and plumbing for washing machine. Window to the rear with single drainer sink unit. Electric oven/ grill with electric hob and fitted extractor hood over. Useful understairs pantry/ store. Karndean flooring. Spotlights to the ceiling. Cupboard concealing updated electric consumer unit. UPVC door to:



##### OUTBUILDINGS

20' 5" x 3' 4" (6.22m x 1.02m)

With UPVC front and rear access doors. Internal resin flooring. Two useful storage rooms and door to:

##### CLOAKS/ W.C

A low level W.C, with small window to the rear.



##### FIRST FLOOR LANDING

Small radiator.

##### BEDROOM ONE

12' 7" x 11' 2" (3.84m x 3.4m)

Window to the front, radiator.

##### BEDROOM TWO

11' x 11' (3.35m x 3.35m)

Window to the front, radiator.



#### BEDROOM THREE

8' 10" x 7' 10" (2.69m x 2.39m)

Window to the rear, radiator.

#### BEDROOM FOUR

8' 10" x 7' 10" (2.69m x 2.39m)

Window to the rear, radiator.

#### BATHROOM

6' 9" x 5' 8" (2.06m x 1.73m)

A stunning, newly fitted bathroom suite. Comprising panelled bath, with mains pressured overbath shower and shower screen, low level W.C and wash hand basin.

Frosted window to the rear. Tiled style, wall panelling.

Black radiator. Storage cupboard also housing Main Eco Elite gas combi boiler. Cushion flooring.



#### EXTERNALLY

##### FRONT/ DRIVEWAY

Access via a wrought iron gate, leading to the paved front driveway allowing parking for at least 4 vehicles. Shrub borders.

##### REAR GARDEN

A newly landscaped and beautifully created rear garden space, ideal for families. Initial resin seating area, leads to a wide laid to lawn garden. Shrub and newly fenced borders. Sleeper borders. Resin/ decking area, with paved pathway access. Woodland behind. Has to be seen to be truly appreciated!



#### ADDITIONAL NOTES

The property is offered for sale with no onward chain. We are given to understand that the house main roof was re-roofed with felt & tiles in approx the mid 1990's The small chimney has had a repair in November 2025.

#### 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: 85B

Please note that extensive renovation works were carried out to the property, since this previous EPC report.





43 Liverpool Road  
Kidsgrove  
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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