



Second Avenue Kidsgrove, ST7 1DE

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN
- FULLY RENOVATED
- NEW KITCHEN, BATHROOM ETC ETC ETC!
- LOVELY REAR GARDEN
- NEARBY TO CLOUGH HALL & BATH POOL PARKS
- AMENITIES OF KIDSGROVE NEARBY

£180,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a refurbished modernised beautifully presented semi detached house which must be viewed to be fully appreciated comprising a newly installed kitchen/dining room, rear hall, cloaks/w.c and a ground floor shower, three bedrooms, a new installed white bathroom. New carpets decor, replastering throughout etc. Externally a graveled frontage, a good sized landscaped rear garden area which attracts afternoon sun. UPVC double glazing & gas central heating. The property is located within a popular convenient location with all facilities. Viewing essential. (draft details subject to approval)

ENTRANCE HALL

Comprising a composite entrance door with a glazed panel, radiator. Staircase to the first floor.

LOUNGE

15' 10" x 10' 9" (4.83m x 3.28m)
Two windows, two radiators.



KITCHEN/DINER

15' 9" x 10' 9" (4.8m x 3.28m)

A range of base and wall mounted cupboard units, single drainer sink, built in oven, hob, spaces for appliances. Two windows, Radiator.

REAR HALL

A composite external access door.

CLOAKS/W.C

Low level w.c window to the side. Radiator.



SHOWER ROOM

With an enclosed shower cubicle. Window to rear.

FIRST FLOOR LANDING

BEDROOM ONE

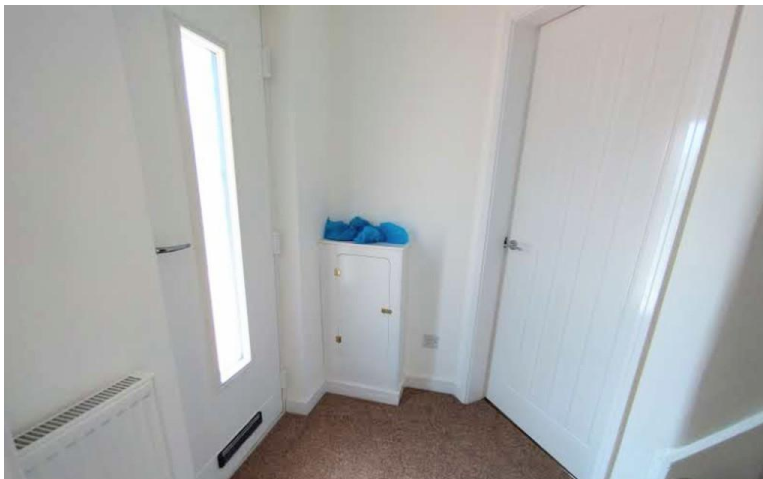
14' 3 reduces to 10" x 8' 11" (4.34m x 2.72m)

Window to front, radiator.

BEDROOM TWO

10' x 9' 9" (3.05m x 2.97m)

Window to the front, radiator.



BEDROOM THREE

6' 5" x 7' 7" (1.96m x 2.31m)

Window to the rear, radiator.

BATHROOM

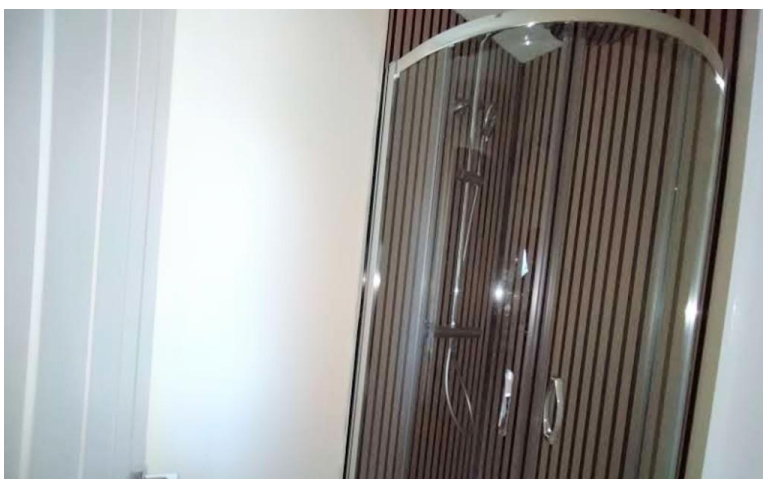
Comprising a panelled bath hand shower attachment, a low level W.C wash hand basin, splash back tiling, window to the side. Radiator.

EXTERNALLY

A graveled frontage, a pathway to the side of the house.

REAR GARDEN

A rear garden area attracting the afternoon sun.



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 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: Potential:







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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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