



**Hillside Avenue**  
**Kidsgrove, ST7 4LW**

- EXTENDED DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED, 85 SQUARE METRES
- SPACIOUS RESIDENCE, EXTENDED
- PORCH, HALLWAY, FAMILY ROOM
- EXTENDED KITCHEN
- MASTER BEDROOM, TWO FURTHER BEDROOMS
- MODERN FAMILY BATHROOM
- LANDSCAPED GARDENS & DRIVEWAY

**£249,995**

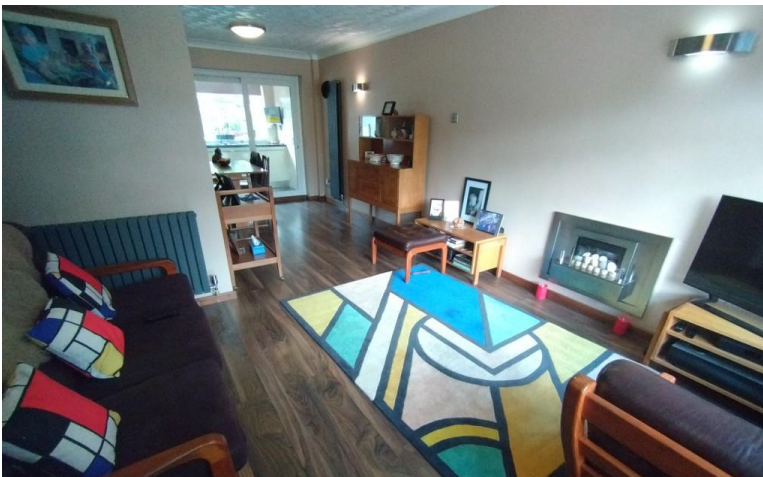
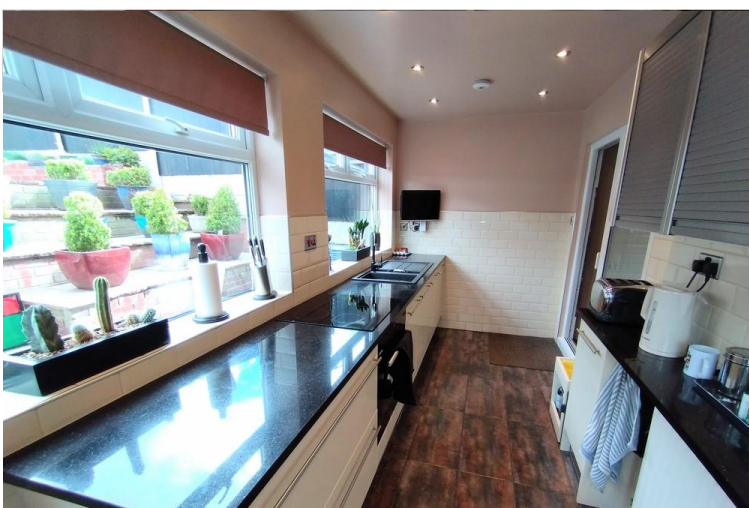




## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a vastly extended with a 2 storey rear extension, improved beautifully presented spacious detached residence which absolutely must be viewed to be fully appreciated! A discerning buyer will be very impressed with this spacious home comprising; entrance porch, a spacious lounge/dining room, family/games room, an extended kitchen to the rear. A full width master bedroom, two further bedrooms, an updated family bathroom. Externally a landscaped frontage for low maintenance, a driveway, a detached garage/work shop with under floor heating. A landscaped tiered rear garden. UPVC double glazing, gas central heating. The property is located within a well regarded location with access to all amenities, yet with Bathpool Park close by and excellent rail links are within Kidsgrove to larger towns. Viewing essential!





#### DIRECTIONS

Please follow Sat Nav with postcode ST7 4LW. Turn off Stone Bank Road, right in to Chatterley Drive, then right in to Hillside Avenue. The property can be found on the left hand side, as identified by our for sale sign.

#### ENTRANCE PORCH

Entered through a UPVC door, pitched roof construction. Door to:

#### ENTRANCE HALL

A part glazed entrance internal door. Staircase to the first floor, radiator.



#### LOUNGE/DINER

22' 7" x 15' 2" (6.88m x 4.62m) MAX reduces to 7'11" Window to the front elevation. Wall mounted gas fire, understairs store area. Defined dining area, two anthracite pre-fix radiators, laminate flooring with matching hardwood skirting boards, patio doors lead to:

#### FAMILY/GAMES ROOM/OFFICE

8' 2" x 7' (2.49m x 2.13m)  
Window to the side elevation.

#### UTILITY AREA

Located just off the office to form a useful storage space for coats shoes etc and space for stacked appliances.



#### KITCHEN

14' 9" x 6' 2" (4.5m x 1.88m)  
Two windows to the rear elevation. An extension to the house to form a kitchen area with a range of wall and base units, single drainer sink, granite worksurfaces. Built in oven and hob, integrated dish washer and fridge. Spotlights to the ceiling, tiled floor, radiator.

#### FIRST FLOOR LANDING

Over stairs cupboard providing ample storage and housing the gas central heating combi boiler. Access to the loft. Doors to:



#### BEDROOM ONE

14'7" x 12' 7" plus wardrobes" (3.91m x 3.84m)  
Two long windows to the rear elevation. Radiator. An extension to the original house.

#### BEDROOM TWO

11' 1" x 9' 0" (3.38m x 2.74m)  
Window to the front elevation, radiator.



### BEDROOM THREE

8' 1" x 5' 11" (2.46m x 1.8m)

Window to the front elevation, radiator.

### BATHROOM

9' 1" x 8' 3" (2.77m x 2.51m)

Two windows to the side elevation. Suite comprising: a large inset panelled bath, a walk in double shower cubicle, low level W.C, wash hand basin. Vertical towel radiator. Tiled floor.

### EXTERNALLY

#### FRONTAGE

A paved path leads to the front door. The driveway extends to the side of the property and leads to:

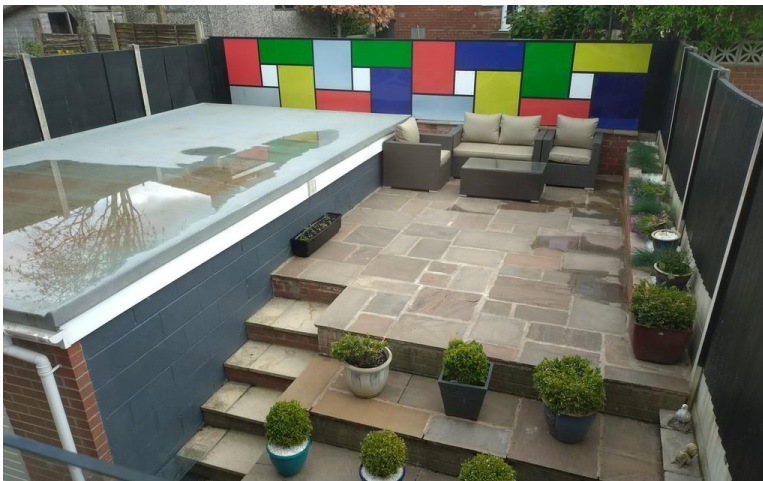
#### DETACHED GARAGE

20' 3" x 10' 6" (6.17m x 3.2m)

Brick construction with up and over door. Under floor heating, power and lighting.

#### REAR

A paved patio gives access to the landscaped tiered and paved garden area.



### 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 and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

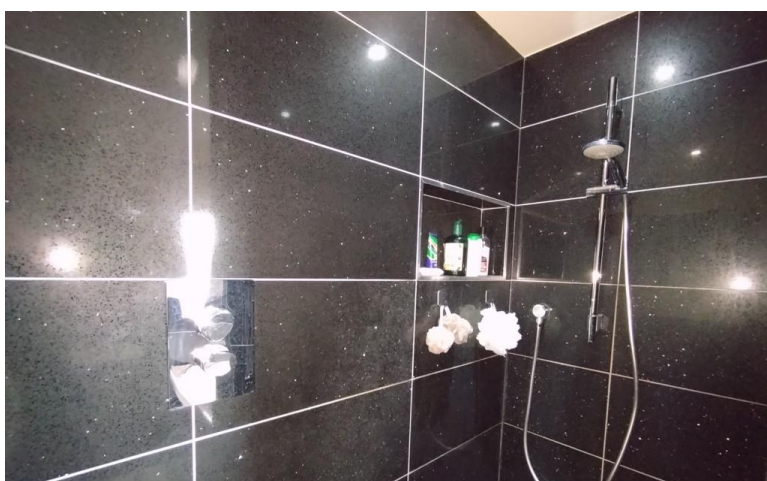
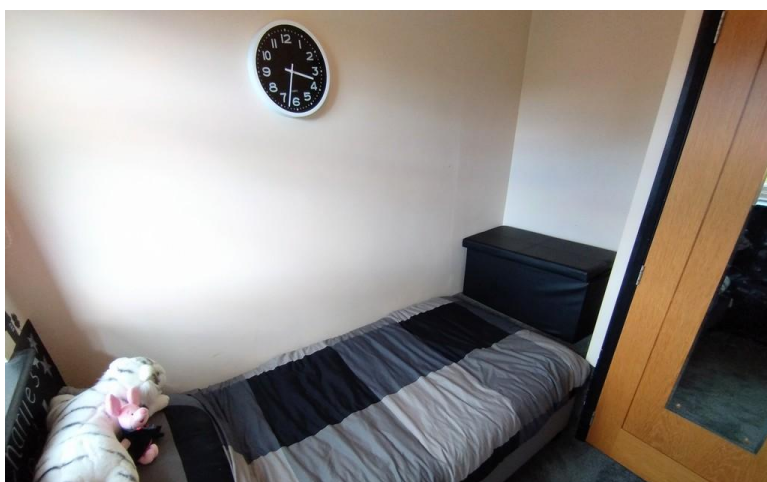
#### LOCAL AUTHORITY

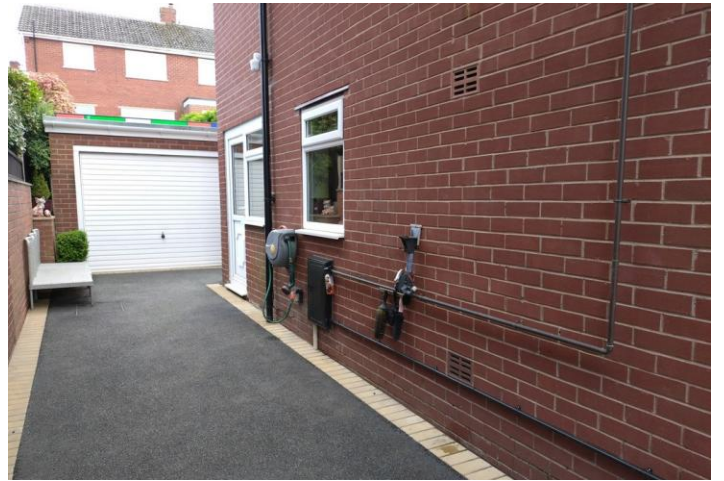
Newcastle Borough Council.

#### COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 72C Potential: 78C







## Hillside Avenue



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Floor Plan Creator

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