



**Windmill Avenue**  
**Kidsgrove, ST7 4HS**

- BEAUTIFULLY PRESENTED
- UPDATED & IMPROVED
- SEMI DETACHED BUNGALOW
- SPACIOUS LOUNGE, KITCHEN, HALL
- TWO DOUBLE BEDROOMS
- WHITE BATHROOM
- LANDSCAPED GARDENS, GARAGE
- UPVC D/GLAZING & GAS C/HEATING

**£220,000**





## Property Description

### INTRO

A SHOW- STOPPER! Sitting round the corner from the ever popular Bathpool Park, we are delighted to offer for sale a beautifully presented, improved and modernised semi detached bungalow, which absolutely must be viewed to be fully appreciated! Featuring a stunning outlook to the rear! This lovely property comprises; A spacious lounge/dining room with a modern feature fireplace, a recently fitted kitchen, hall, two double bedrooms, bedroom two has a door to the landscaped garden, inner hall, a bathroom with over shower. Externally a paved and landscaped frontage for plenty of parking, and the driveway extends to the side of the bungalow. A detached garage. A landscaped rear garden area with low maintenance attracting the afternoon sun. UPVC double glazing, gas central heating from a combi boiler installed in approx 2019, a renewed roof. The property is within easy access to all amenities yet within a well regarded suburban location. Viewing imperative without delay!





#### DIRECTIONS

Please follow Sat Nav with postcode ST7 4HS. Turn in to Windmill Avenue and the property can be found on the right hand side (currently no For Sale sign).

#### ENTRANCE HALL

Entered through a UPVC door with glazed panel. Covling to the ceiling.

#### KITCHEN

9' 4" x 8' 9" (2.84m x 2.67m)

Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Built in electric oven and hob with extractor above. Pantry area.



#### LOUNGE/DINER

20' 1" x 11' 3" (6.12m x 3.43m)

Window to the front elevation. Feature fireplace with inset gas fire. Covling to the ceiling, radiator.

#### INNER HALLWAY

Doors to:

#### BEDROOM ONE

11' 3" x 10' 8" (3.43m x 3.25m)

Window to the rear elevation. Radiator.



#### BEDROOM TWO

10' 9" x 8' 10" (3.28m x 2.69m)

UPVC glazed door to the rear elevation. Radiator.

#### BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m)

Window to the side elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin with vanity cabinets. Shower screen walls.

#### EXTERNALLY

#### FRONTAGE

Block paved drive provides off road parking.

#### REAR

Attracting the afternoon sun and having a good degree of privacy is a lovely landscaped garden. Paved patio leading to a further feature circular paved area with gravel borders. External power sockets to the garden. Steps to a lower patio area.



#### GARAGE/OUTBUILDING

13' x 8' 10" (3.96m x 2.69m)

Up and over front door. Electric power points.



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

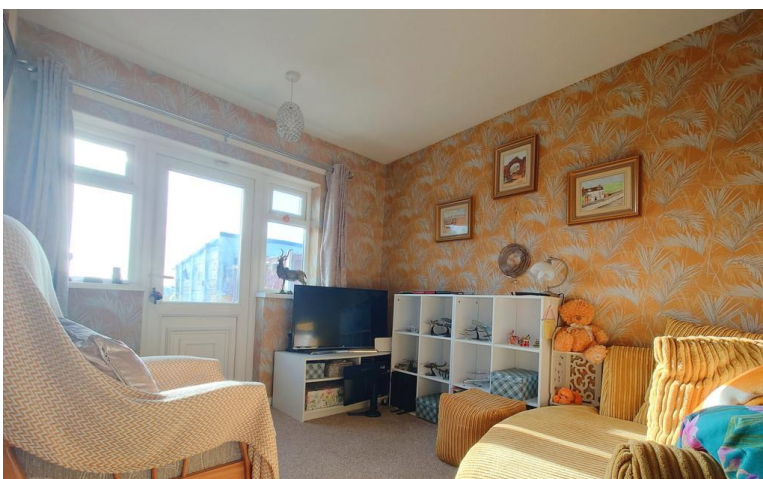
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 71C Potential: 88B











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 Visual Builder

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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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 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