

Wakefield Giles

Tel: 01782 786300



**Cedar Avenue,
Talke
ST7 1JZ**

£109,950



DOUBLE BAY FRONTED SEMI

KITCHEN/DINER

UPSTAIRS BATHROOM

TWO BEDROOMS

NO ONWARD CHAIN

UPVC DOUBLE GLAZED

Wakefield Giles, 13 King Street, Kidsgrove, Stoke on Trent, Staffordshire, ST7 1HW

Wakefield Giles are pleased to be able to offer For Sale this mature two bedroom double bay fronted semi - detached home which is offered with No Onward chain and has a view to the front across to Mow Cop. The property is in a clean and tidy condition but does require a certain amount of cosmetic updating and is located close to all local amenities, schools and Kidsgrove train station whilst the A34, A500 & M6 commuter road links are also easily accessible. The accommodation in brief comprises: entrance hallway, living room and a kitchen/diner with wood effect floor and wall mounted units. To the first floor there are: two bedrooms and a bathroom. At present benefits include Upvc double glazing, gas central heating and externally there is off road parking to the front and a garden to the rear. CALL US TODAY ON 01782 786300 TO MAKE AN EARLY APPOINTMENT TO VIEW TO APPRECIATE WHAT COULD BE MADE OF THIS PARTICULAR HOME.



Bathroom 7' 11" x 7' 5" (2.41m x 2.26m)

White suite comprising panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, partially tiled walls, and vinyl flooring. Upvc double glazed frosted window to the rear elevation.

Externally

Front

Laid to lawn with a paved drive providing off road parking, wooden gate gives access to the rear garden.

Rear Garden

Mainly laid to lawn with a paved patio area. Walled and fenced boundaries.

ACCOMMODATION

Ground Floor

Entrance Hallway

Entered via a Upvc double glazed door with glazed inset panels, staircase rising to the first floor landing, radiator, tiled floor and sockets.

Lounge 12' 5" x 12' 1" (3.78m x 3.68m)

Upvc double glazed bay window to the front aspect, feature fire surround with electric fire, under stair storage cupboard, radiator and sockets.

Kitchen/Diner 12' 2" x 9' 10" (3.71m x 2.99m)

Comprising one and a half bowl single drainer sink unit, roll edge work surface areas and a range of wood effect floor and wall mounted units. Space for cooker, washing machine and a fridge freezer, tiled splashbacks and ceramic tiled floor. Radiator, sockets door to rear lobby and two Upvc double glazed windows to the rear aspect.

Rear Lobby

Storage cupboard, glazed door to the rear garden, tiled floor and a W.C.

First Floor

First Floor Landing

Upvc double glazed window to the side elevation, access to loft space, radiator and doors to all further rooms.

Bedroom One 13' 1" x 11' 9" (3.98m x 3.58m)

Upvc double glazed bay window to the front elevation, fitted wardrobes, storage cupboard, radiator and sockets.

Bedroom Two 10' 11" x 8' 9" (3.32m x 2.66m)

Upvc double glazed window to the rear elevation, radiator and sockets.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.