

Wakefield Giles

Tel: 01782 786300



**First Avenue
Kidsgrove
ST7 1DN**

£139,995



THREE BEDROOMS

MODERN KITCHEN/DINER

GOOD SIZED GARDEN

SEMI DETACHED

OFF STREET PARKING

CLOSE TO AMENITIES

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

Wakefield Giles are pleased to bring to the market this good sized three bedroom semi-detached property in a popular area of Kidsgrove close to all local amenities, schools, Clough Hall Park and Kidsgrove train station. The current owners have modernised recently and have incorporated a fabulous modern kitchen/diner with high gloss units and integrated oven/hob and extractor hood. The property briefly comprising of to the ground floor: entrance hall, living room with recently fitted electric fire, kitchen/diner, cloakroom and to the first floor: three bedrooms with modern bathroom suite with shower over. Externally there is a paved driveway to the front with off street parking and a good sized rear garden. Further benefits to include gas central heating and Upvc double glazing throughout. TO BOOK AN APPOINTMENT TO SEE WHAT THIS LOVELY FAMILY HOME HAS TO OFFER CALL US ON 01782 786300.

ACCOMMODATION

Ground Floor

Entrance Hallway

Upvc double glazed front door, ceiling down lights, tiled flooring and a combination boiler.

Living Room 16' 1" x 11' 0" (4.90m x 3.35m)

Recently fitted dual aspect Upvc double glazed windows, radiator, sockets and a recently fitted modern electric fire with feature surround and hearth.

Kitchen/Diner 18' 5" x 12' 10" (5.61m x 3.91m)

A range of modern cream high gloss wall and base units with complimentary work surfaces, tiled splash backs, tiled flooring, ceiling down lights, integrated one and a half bowl sink unit with chrome mixer tap, electric double oven, gas hob, extractor hood and space for a washing machine and fridge/freezer. Recently fitted Upvc double glazed windows and door leading to the rear garden. Cupboard under stairs.

Cloakroom

Recently fitted Upvc double glazed window with privacy glass, fully tiled walls with fantastic feature wall, tiled flooring and a W/C.

First Floor Landing

Ceiling down lights and access to the loft space.

Bedroom One 10' 9" x 9' 1" (3.27m x 2.77m)

Upvc double glazed window to the front aspect, radiator, sockets and a walk in wardrobe.

Bedroom Two 10' 1" x 9' 5" (3.07m x 2.87m)

Upvc double glazed window to the front aspect, radiator, sockets and a storage cupboard.

Bedroom Three 7' 7" x 6' 8" (2.31m x 2.03m)

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



Bathroom

Upvc double window with privacy glass, partially tiled walls, ceiling down lights, tiled flooring, chrome heated towel rail, modern white suite with shower over, glass screen and a vanity unit with wash hand basin and W/C inset.

Externally

Front

Paved driveway with off street parking for several cars. Side gate for rear access.

Rear Garden

Laid to lawn with patio & gravel areas. Fence boundary.



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.