

**Wakefield Giles**

**Tel: 01782 786300**



**Congleton Road  
Talke  
ST7 1LT**

**£114,950**



**SEMI DETACHED**

**TWO/THREE BEDROOMS**

**UNDERGONE A REFURBISHMENT PROGRAMME**

**TWO SEPARATE RECEPTIONS**

**MODERN FITTED GREY HIGH GLOSS KITCHEN**

**WHITE BATHROOM SUITE**

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

Wakefield Giles are pleased to be able to bring to the market For Sale this two/three bedroom semi detached family home which has undergone a refurbishment programme and is offered with No Onward chain. Situated in the sought after residential area of Talke close to all local amenities, schools and also Kidsgrove train station whilst the A34, A500 & M6 commuter road links are also easily accessible making this an ideal purchase for today's ever growing family. The works that have been carried out include a new fitted kitchen and a white bathroom suite with further benefits to include two separate reception rooms, Upvc double glazing and gas central heating. In addition to this the property externally boasts off road parking and a garden to the rear. The accommodation in brief comprises of: entrance porch with a tiled floor, living room with a bay window to the front, separate dining room, inner hallway, entrance hall/conservatory, kitchen with grey high gloss units, utility room with space for appliances and a cloakroom. To the first floor there is a master bedroom with a walk in bay window, bedroom two, study/bedroom three, family bathroom and a door giving access to a usable loft room. CALL US TODAY TO MAKE A VIEWING TO FULLY APPRECIATE THE QUALITY OF THIS PARTICULAR HOME. 01782 786300.

## ACCOMMODATION

### Ground Floor

#### Entrance Porch

Entered via a Upvc double glazed door with half moon glazed inset panel, Upvc double windows to three sides, tiled floor and a hardwood door with frosted glazed inset panels.

#### Living Room 14' 3" x 12' 2" (4.34m x 3.71m)

Upvc double glazed walk in bay window to the front aspect, radiator, sockets and a door to the dining room.

#### Dining Room 12' 7" x 11' 11" (3.83m x 3.63m)

Chimney breast with feature inset recess, door to staircase leading to the first floor landing with under stair storage cupboard, Upvc double glazed walk in bay window to the side aspect and a further Upvc double glazed window to the rear elevation. Feature flooring, radiator, sockets and a door to the inner hallway.

#### Inner Hallway

Upvc double glazed casement door giving access to the entrance hall/conservatory and an opening to the kitchen

#### Entrance Hall/Conservatory

Of Upvc construction with double glazed windows to three sides and a Upvc double glazed casement door giving access to the rear garden, ceramic tiled floor.

#### Kitchen 11' 8" x 6' 10" (3.55m x 2.08m)

Modern fitted kitchen comprising single bowl single drainer stainless steel sink unit with flexi hose mixer tap over, work surface areas with a range of matching grey high gloss floor and wall mounted units. Built in electric oven with induction hob over and an extractor hood above, integrated fridge and freezer, tiled splash backs, radiator, sockets, ceiling down lights, feature



flooring, Upvc double glazed window to the side aspect. Opening to the utility room and a door to the cloakroom.

#### Utility Room 4' 0" x 4' 0" (1.22m x 1.22m)

Work surface area, space for washing machine and a tumble dryer, shelving and a Upvc double glazed frosted window to the side aspect.

#### Cloakroom

White suite comprising wall mounted wash hand basin and a low flush W.C. Tiled floor and a Upvc double glazed window to the side aspect.

### First Floor

#### First Floor Landing

Doors giving access to the loft room, bedroom one and two and also the study/bedroom three, radiator.

#### Bedroom One 14' 11" x 12' 1" (4.54m x 3.68m)

Upvc double glazed walk in bay window to the front elevation, radiator and sockets.

#### Bedroom Two 9' 1" x 8' 10" (2.77m x 2.69m)

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

#### Study/Bedroom Three 12' 3" x 6' 10" (3.73m x 2.08m)

Upvc double glazed window to the side elevation, radiator, sockets and a door to the bathroom.

#### Bathroom 7' 5" x 6' 11" (2.26m x 2.11m)

Modern white suite comprising of a P shaped bath with water fall mixer tap and shower attachment above with shower screen, wash hand basin set into a vanity unit with waterfall mixer tap and a low flush W.C. Radiator, feature flooring, boiler cupboard and Upvc double glazed windows to both the side and rear elevations.

#### Attic Room 17' 11" ( Not all at full head height ) x 12' 2" (5.46m x 3.71m)

Upvc double glazed window to the side elevation and sockets.

### Externally

#### Front

The property is set back from the road by a gravel driveway which extends down the side giving off road parking, side gated access, walled boundaries.

#### Rear Garden

Gravelled path extends down the side of the property to the remainder of the garden which is laid mainly to lawn, decked area, raised bark planting bed, wall and fenced boundaries.



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.