

Wakefield Giles

Tel: 01782 786300



**Powy Drive
Kidsgrove
ST7 4TW**

Offers in the Region Of £129,950



**SEMI DETACHED
NO ONWARD CHAIN
OFF STREET PARKING**

**TWO BEDROOMS
CONSERVATORY
GAS CENTRAL HEATING**

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

Wakefield Giles are pleased to bring to the market this lovely Two bedroom semi detached property located in a quiet cul de sac in the popular Whitehill area of Kidsgrove close to local schools and amenities and is offered with NO ONWARD CHAIN. The accommodation briefly comprises of to the ground floor: entrance hallway, living room, open plan kitchen leading to the conservatory and to the first floor: two bedrooms and a family bathroom. Externally there a compressed concrete driveway with parking for several cars and a laid to lawn rear garden with a patio area. Further benefits include gas central heating and Upvc double glazing throughout. CALL US AT WAKEFIELD GILES ON 01782 786300 TO BOOK A VIEWING.



ACCOMMODATION

Ground Floor

Entrance Hallway

Upvc double glazed front door, laminate flooring, sockets and an under stairs cupboard.

Living Room 12' 11" x 10' 11" (3.93m x 3.32m)

Upvc double glazed window to the front aspect, gas fire with feature surround and hearth, radiator, sockets and stairs rising to the first floor.

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

A range of fitted beech effect wall and base units with complimentary work surfaces, tiled splash backs, ceiling down lights, tiled flooring, range style cooker with 5 burner gas hob and electric oven, stainless steel sink with chrome mixer taps and space for a washing machine and fridge/freezer. Open plan to the conservatory.

Conservatory 11' 1" x 8' 4" (3.38m x 2.54m)

Upvc double glazed windows, tiled floor with electric underfloor heating, sockets and a set of Upvc double glazed French doors to the rear garden.

First Floor Landing

Access to the loft space.

Bedroom One 10' 10" x 9' 11" (3.30m x 3.02m)

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

Bedroom Two 10' 11" x 6' 5" (3.32m x 1.95m)

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

Family Bathroom

Upvc double glazed window with privacy glass, tiled flooring, partially tiled walls, chrome heated towel rail, white three piece suite comprising of comprising of panelled corner bath with drench shower over head, pedestal wash hand basin and a low flush W/C.

Externally

Front

Compressed concrete driveway with parking for multiple vehicles, laid to lawn front garden and access to the rear.

Rear Garden

Laid to lawn garden with a patio area, walled boundaries and a brick built shed.



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.