



- Attractive Cul-De-Sac Location
- Requires Modernisation
- 2 Reception Rooms; Hall; Kitchen
- PVC Double Glazing
- Semi Detached Home
- Front/ Side/ Rear Gardens
- 3 Bedrooms; Bathroom; Landing
- Gas Fired Central Heating

****NO CHAIN**** A 3 bedroom semi-detached home with masses of potential in an attractive and convenient cu-de-sac location situated in the heart of Kidsgrove Town Centre. The property occupies an end/ corner plot with garden areas to 3 sides and with the rear garden being tiered. The frontage is block paved with double gates. The property features deep reception rooms which enables the potential to create a good sized rear dining kitchen (subject to building regulations). A useful side utility porch and a front porch have also been added and the property is equipped with PVC double glazing and gas fired central heating. Bedrooms one and two are again of a notable size. Briefly, the accommodation comprises: front porch; reception hall; lounge; dining room; kitchen; side utility porch; first floor landing; 3 bedrooms; bathroom. The small cul-de-sac features attractive traditional housing of a similar size and with distinct recessed arched porches and the bay windows the street is in itself an attractive feature. Many of the Towns amenities are within walking distance and the location allows easy access to the Train Station, the A50 and A34.



Front Porch

PVC double glazed door and windows. Slate tile effect cushion floor. PVC double glazed external door opening to the reception hall.

Reception Hall 6' 4" x 12' 3" (1.93m x 3.73m)

PVC double glazed window. Recessed built in cloaks cupboard. Central heating radiator. Spindle staircase to the first floor with an under stairs storage cupboard. Access to the front reception room and kitchen.

Front Reception Room 10' 11" x 10' 8" (3.34m x 3.24m)

PVC double glazed bay window. Living flame gas fire with polished stone effect surround. Central heating radiator. Bevel edge glazed doors opening to the rear reception room.

Rear Reception Room 13' 10" x 10' 7" (4.22m x 3.22m)

PVC double glazed window to the rear aspect. Living flame gas fire with surround.

Kitchen 9' 11" x 6' 4" (3.02m x 1.93m)

PVC double glazed window. Tradition oak style fitted kitchen with slot in cooker with fan hood above. Integrated sink and drainer unit. Central heating boiler. Tiled splash back walling.

Side Utility Porch 9' 3" x 4' 7" (2.82m x 1.4m)

PVC double glazed windows and external door opening to the side garden area. Space for a washing machine.

First Floor Landing

PVC double glazed window. Spindle balustrade.

Bedroom 1 12' 7" x 10' 7" (3.83m x 3.22m)

PVC double glazed window. Central heating radiator.

Bedroom 2 10' 8" x 10' 5" (3.26m x 3.18m)

PVC double glazed window. Central heating radiator.

Bedroom 3 8' 5" x 6' 5" (2.57m x 1.95m)

PVC double glazed window. Central heating radiator.

Bathroom 6' 3" x 5' 10" (1.91m x 1.79m)

PVC double glazed window. Fitted bathroom suite comprising: tiling; bath with glazed shower screen and electric shower over the bath; sink; WC; tile effect cushion floor.

Outside

Block paved frontage with double gates. The front and side are partitioned by way of fencing with a gate. The side is block paved and the rear garden is tiered with pathway and steps.

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