

75 Stonebank Road, Kidsgrove, Stoke-On-Trent, Staffordshire, ST7 4HQ

FOLLWELLS



- Two Bedroom Semi-Detached Property
- In Need of General Refurbishment
- Corner Plot Position with Wide Frontage
- Additional First Floor Dressing/Nursery Bedroom
- Large Detached Garage
- No Upward Chain

2 

1 

1 

Asking Price

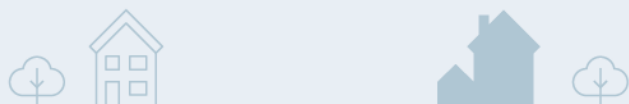
£150,000

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01782 615530





A two bedroom semi-detached property in need of general refurbishment situated in the location of Kidsgrove which affords all necessary amenities.

The property is situated on a corner plot and enjoys a wide plot frontage with a good sized garage situated adjacent. The accommodation to the property provides reception hallway with dual aspect window outlook and staircase.

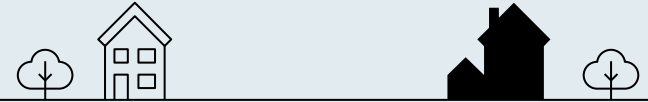
Bay fronted living room with gas fire and surround. Large breakfast kitchen fitted with base and wall units and one and a half inset sink. Space and provision for free-standing appliances and white goods. Additionally there is a larder and access to a side porch having exterior access and a W.C.

The first floor comprises of a landing area, bathroom and two double bedrooms, one housing a hot water cylinder cupboard. Additionally there is a further useful box room (alternative walk-in wardrobe/nursery bedroom) off the landing.

Externally the property has a good wide frontage with garden wall to front boundary, block paved parking to front and shrubbery privacy border.

There is also a large separate detached brick garage having light and power connected.





To the rear of the property there is a small enclosed garden area with assorted shrubbery borders.

Please be advised that the sale of this property is subject to a Grant of Probate and there is no upward chain.



## IMPORTANT INFORMATION

Services – All mains connected

Central Heating – Gas Fired Bolier

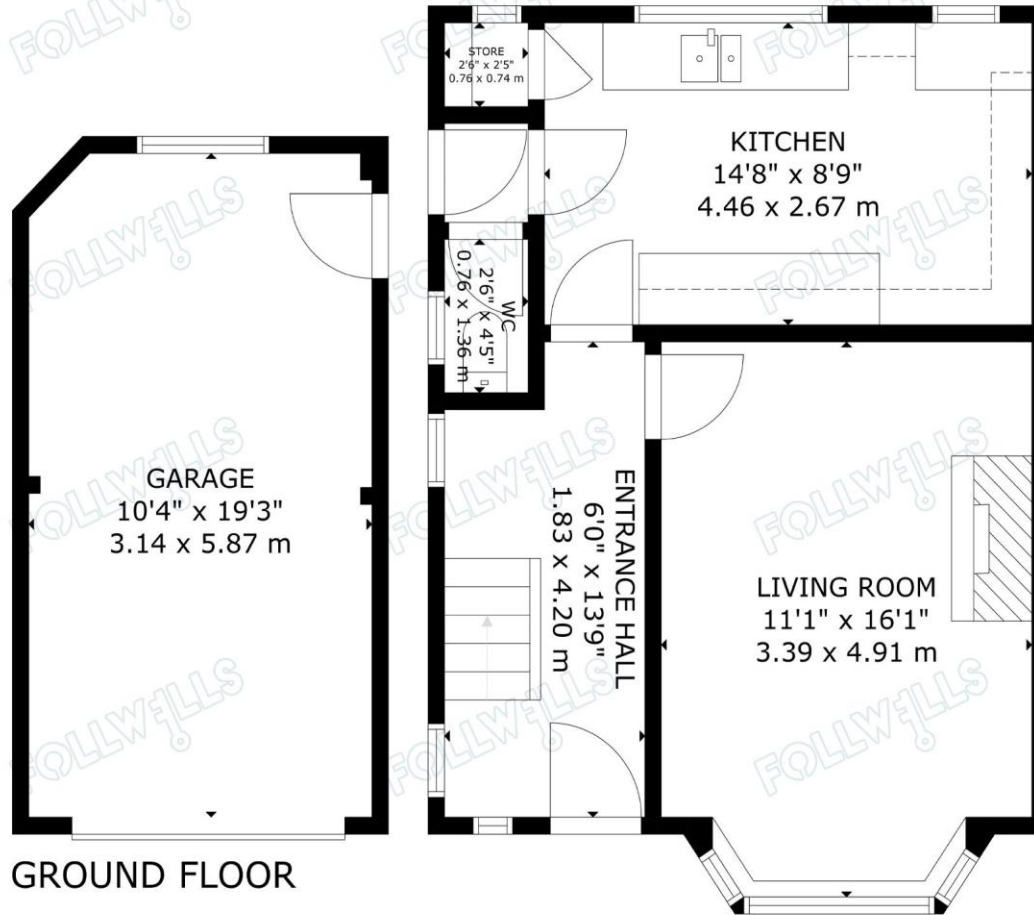
Glazing - uPVC

Tenure - Freehold

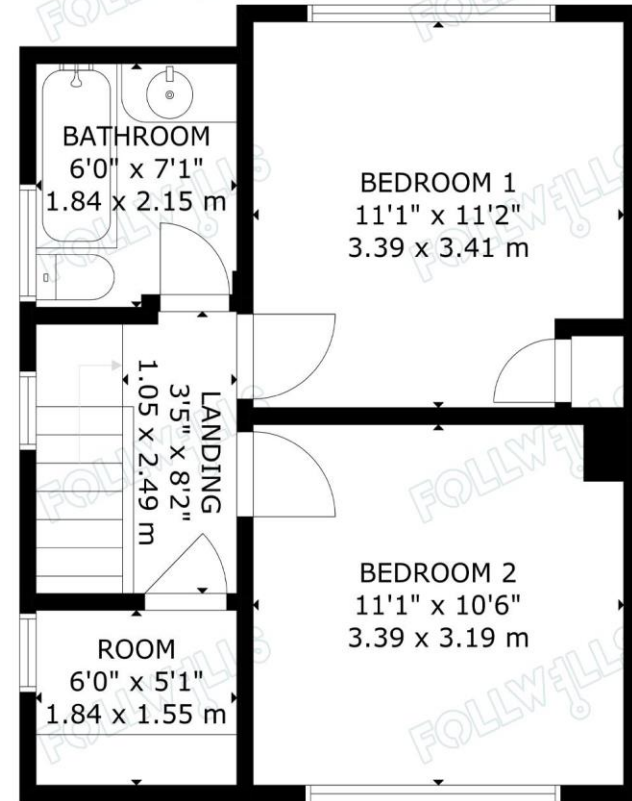
Council Tax Band 'B'

EPC Rating 'D'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA  
 TOTAL: 75 m<sup>2</sup>/806 sq ft  
 GROUND FLOOR: 39 m<sup>2</sup>/423 sq ft, FIRST FLOOR: 36 m<sup>2</sup>/383 sq ft  
 EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>/197 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

