



8 Kite Grove

ST7 4XW

£147,000



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STEPHENSON BROWNE

IDEAL FIRST TIME BUY OR INVESTMENT - A well appointed TWO bedroom, mid-terraced property situated in a popular residential area, close to Dovebank primary school, Kidsgrove Academy and just a short drive to Kidsgrove Station.

In brief the property comprises a welcoming entrance hall, spacious lounge giving access to the conservatory, kitchen with a range of units an integrated oven, hob and extractor. The first floor has two double bedrooms with the main bedroom having a fitted storage cupboard, along with an upstairs family bathroom with white sanitary suite. Externally, there is a parking area having two allocated parking spaces, with the rear garden being paved/artificial lawn for ease of maintenance.

To fully appreciate the properties convenient position and true size, a viewing is highly recommended. Contact Stephenson Browne today!

Entrance Hall

uPVC panelled door having double glazed frosted insets. Single panel radiator. Doors to both rooms. Stairs to the first floor.

Kitchen

5'5" x 9'9" (1.662 x 2.980)

Double glazed window to the front elevation. Range of wall, base and drawer units with roll top work surfaces over incorporating a single drainer sink unit with mixer tap. Space for a washing machine and fridge freezer. Integrated oven with gas hob and extractor canopy over.

Lounge

11'9" x 13'10" (3.602 x 4.234)

Double panel radiator. Sliding patio doors opening into:-

Conservatory

9'2" x 7'8" (2.807 x 2.352)

Double glazed windows all round. Double glazed door opening to the rear garden.

First Floor Landing

Doors to all rooms. Loft access point.





Bedroom One

11'9" x 8'10" (3.604 x 2.701)

Double glazed window to the rear elevation. Single panel radiator.

Bedroom Two

8'5" x 11'9" (2.567 x 3.605)

Double glazed window to the front elevation. Single panel radiator. Storage cupboard housing the wall mounted gas central heating boiler.

Bathroom

5'6" x 6'4" (1.684 x 1.951)

Three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath with mixer tap. Single panel radiator.

Externally

To the side of the property is a communal parking area with the property having two allocated parking spaces. The rear garden is mainly paved providing space for outside dining, with partial artificial lawn for ease of maintenance.

Council Tax Band

The council tax band for this property is B.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

