



Quarry Terrace Kidsgrove, ST7 4EU

- A UNIQUE TERRACED COTTAGE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY/ SUN ROOM
- PRIVATE & SECLUDED LOCATION
- QUAIN & PRIVATE REAR GARDEN
- IMMACULATE PRESENTATION THROUGHOUT
- CLOSE TO AMENITIES & ROAD LINKS

£165,000





Property Description

INTRO

A gorgeous and quaint mid terraced cottage, set in the heart of Kidsgrove, featuring a beautiful specification throughout and having spacious accommodation with **THREE BEDROOMS** across three floors, **TWO RECEPTION ROOMS**, and a **CONSERVATORY**! Boasting a cottage style kitchen, and a luxury bathroom suite sits to the first floor. Velux windows to the front and rear from the bedroom on the top floor, being a full loft conversion. UPVC double glazing windows and doors, and gas central heating with a boiler which was fitted approx 4 years ago with a Hive system and smart meters. Beaming with warmth and charm, and having lovely character features of high ceilings, coving and ceiling roses, stylish lighting and lots of natural light throughout. A private parking space to the front, and potential access from the back of the garden for further parking. Quiet and tucked away location, but whilst being on the doorstep to the amenities of Kidsgrove Town Centre. Don't snooze on this wonderful home!





ADDITIONAL NOTES

Some fixtures/fittings/furniture could be included in the sale, subject to availability and buyer's requirements. All flooring, blinds, curtains and light fittings are included.

Newly fitted windows/doors - Loft bedroom one, bathroom and patio double doors.

RECEPTION ROOM ONE (DINING ROOM)

12' 2" x 10' 11" (3.71m x 3.33m)

UPVC front entrance door, with nice partitioned entrance section separating the door to the living space. Window to the front, radiator. Cupboards concealing smart meters. Coving to the ceiling. Door to staircase to the first floor. Door to:

RECEPTION ROOM TWO (LOUNGE)

15' 0" x 12' 2" (4.57m x 3.71m)

Useful understairs storage cupboard. Door to the first floor landing. Double Patio doors opening to the rear garden. A stunning feature solid cast iron fireplace with gas fire and beautiful surround. Coving to the ceiling, ceiling rose. Radiator. Door to:

KITCHEN

10' 11" x 6' 4" (3.33m x 1.93m)

A beautifully presented cottage style kitchen with feature beams! Base and wall mounted cupboard units and worksurfaces over. Window to the side. Cupboard concealing Baxi gas central heating boiler head unit (Fitted approx 4 years ago) and having the Hive thermostat/system. Tiled flooring. Splash back tiling. Small fridge, space/plumbing for washing machine. Single drainer sink unit. Oven/cooker with grill, gas hob and extractor fan above. Door to:

CONSERVATORY

9' 8" x 8' 10" (2.95m x 2.69m)

Of dwarf wall construction with UPVC door side and windows. Perspex roof. Tiled flooring. An ideal versatile extra room.

FIRST FLOOR LANDING

BEDROOM TWO

11' 0" x 8' 0" (3.35m x 2.44m)

Window to the front, radiator. Useful storage cupboard.

BEDROOM THREE

11' 10" x 9' 1" (3.61m x 2.77m)

Window to the rear overlooking the rear garden, radiator. Useful storage cupboard. Coving to the ceiling.





BATHROOM

11' 0" x 6' 0" (3.35m x 1.83m)

A luxury updated bathroom suite having panelled bath and overbath electric Triton power shower, low level W.C and wash hand basin. Fully tiled walls and flooring. Radiator. Door to cupboard housing immersion cylinder boiler tank and water store above.

SECOND FLOOR LANDING

With a staircase leading up to:

BEDROOM ONE

16' 8" x 12' 0" max into Eaves (5.08m x 3.66m)

Velux windows to the front and rear allowing reams of natural light. Radiator. Store cupboard and further open storage to the eaves.

FRONTAGE

A parking space is available per resident to the front.

REAR GARDEN

A beautiful and private rear garden, having initially paved rear, leading to a lovely landscaped garden. The garden elevates to the back in which we understand the title includes all the space leading to the road behind (in which further parking could be put in).



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

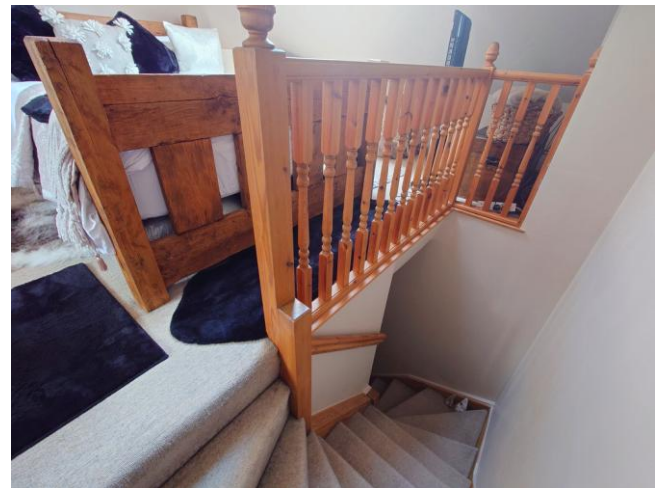
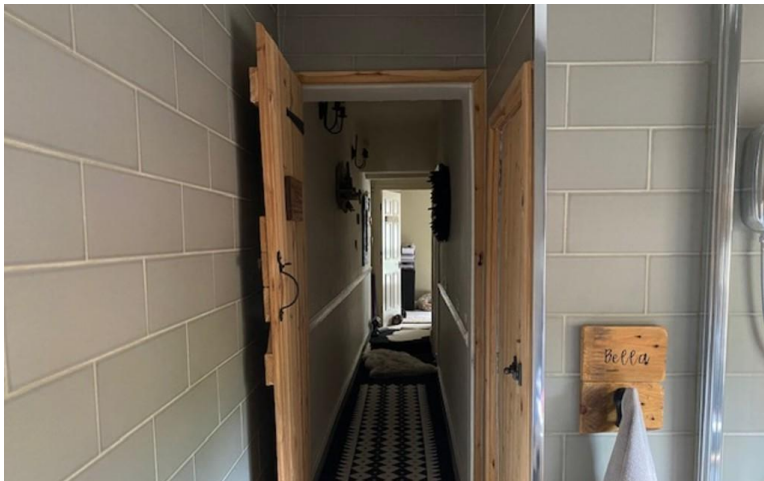
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MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



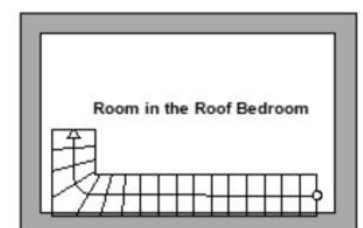
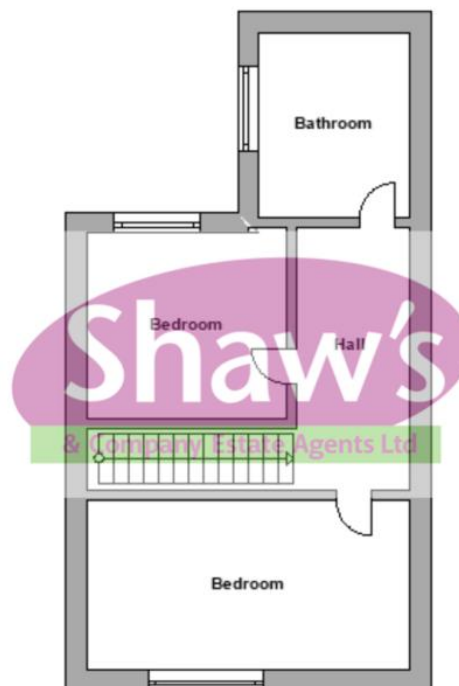
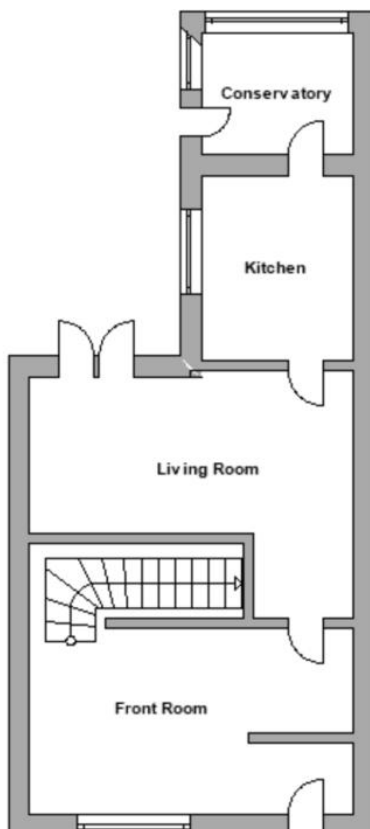
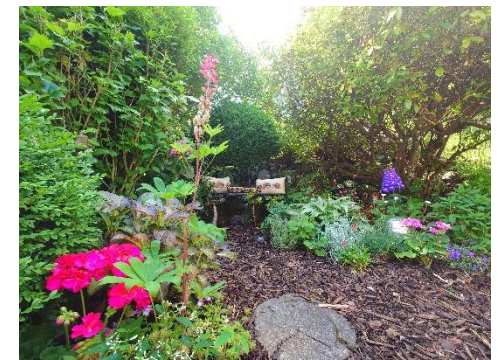




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floorplan is an illustration only as a guide. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Visual Builder.