



32 Queen Street

Stoke-On-Trent, ST7 4AH

Offers in excess of £105,000



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Here at Carters, we are pleased to welcome to the market this well presented, two-bedroom mid-terrace. Situated within the heart of Kidsgrove, there are fantastic amenities, schools, and transport links right around the corner. This lovely home is a perfect purchase for first-time buyers, downsizers, and investors alike, boasting high ceilings throughout, two reception rooms, two double bedrooms, a first-floor family bathroom, and a generous courtyard which can be utilised for parking if desired.

On entering the property, you are welcomed into the first reception room to the front elevation, that is currently used as a dining room with an electric feature fireplace and a box bay window. This follows through to the living room, that is of a good size and provides access to the under-stairs storage cupboard and the stairs to the first floor leading off. The kitchen is to the rear of the property and enjoys a good range of units and ample workspace whilst providing space for a washing machine and a fridge/freezer with built in appliances such as an electric oven, and a four-ring gas hob. Here you will gain access to the rear garden through the door to the side elevation. Heading up the stairs there are two good sized double bedrooms to be enjoyed. The first-floor landing benefits from a storage cupboard and leads on through the first floor. The family bathroom is to the rear of the property and enjoys a three-piece suite that comprises of a panel bath with a wall mounted shower, a pedestal hand wash basin, and a recessed WC. Externally the property boasts a generous and private low maintenance rear courtyard that is that is currently utilised as a garden, alternatively this can be used for parking if desired.

We highly recommend viewing this property to avoid disappointment.

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Dining Room

13,11 x 12,01 (3.96m,3.35m x 3.66m,0.30m)

UPVC double glazed entrance door and window to the front elevation.

Electric log burner effect fire place with tiled hearth.
Coving. Radiator.

Living Room

12,00 x 12,01 (3.66m,1.22m x 3.66m,0.30m)

UPVC double glazed window to the rear.

TV point. Radiator. Under stair storage cupboard.

Kitchen

10,00 x 6,07 (3.05m,0.00m x 1.83m,2.13m)

UPVC double glazed door and window to the side elevation.

A good range of wall, drawer and base units which incorporate work surfaces with an inset stainless steel sink, a drainer and a mixer tap.

A built in electric oven with a four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for fridge/freezer.

Recessed ceiling downlighters. Partially tiled walls.
Vinyl flooring.

First Floor Landing

Storage Cupboard.

Bedroom One

12,02 x 11,07 (3.66m,0.61m x 3.35m,2.13m)

UPVC double glazed window to the front elevation.

Radiator.

Bedroom Two

12,05 x 9,03 (3.66m,1.52m x 2.74m,0.91m)

UPVC double glazed window to the rear elevation.

Picture Rail. Radiator. Storage cupboard with loft access.

Bathroom

UPVC double glazed window to the rear.

Modern fitted suite comprising of a panelled bath with a wall mounted shower, pedestal hand wash basin, and a recessed WC.

Fully tiled walls. Chrome heated ladder towel rail.
Laminate floor.

Exterior

Externally the property boasts a generous and private low maintenance rear courtyard that is currently utilised as a garden, with a lawned area. Alternatively this can be used for parking if desired.

Additional Information

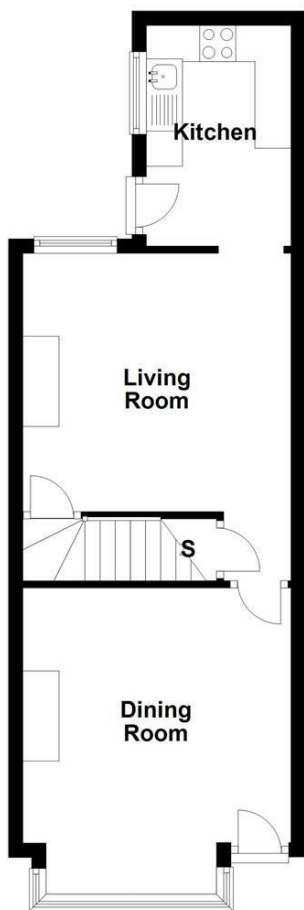
We are led to believe that the property is Freehold and Council Tax Band A.

Services

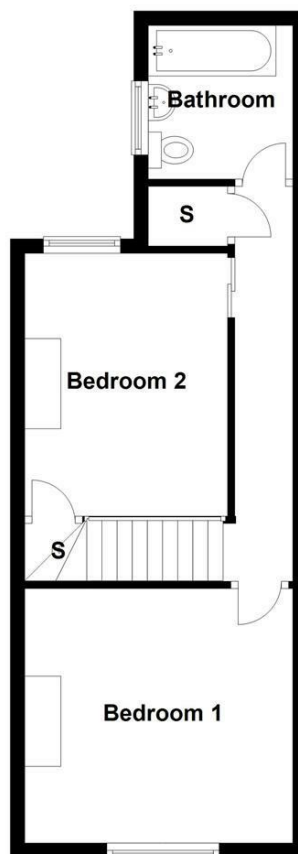
The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.

Please note: services and appliances have not been tested by the agent.

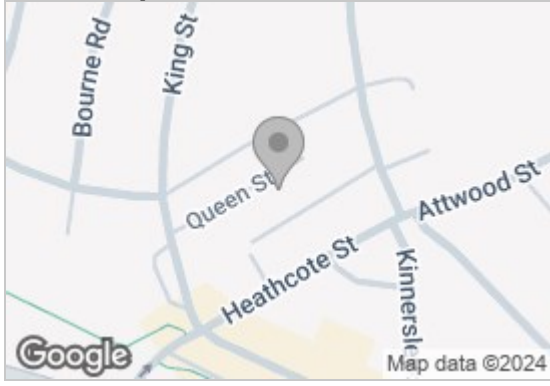
Ground Floor



First Floor



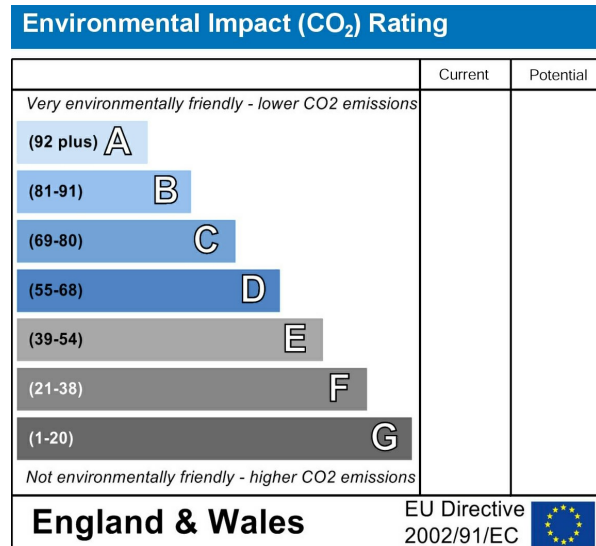
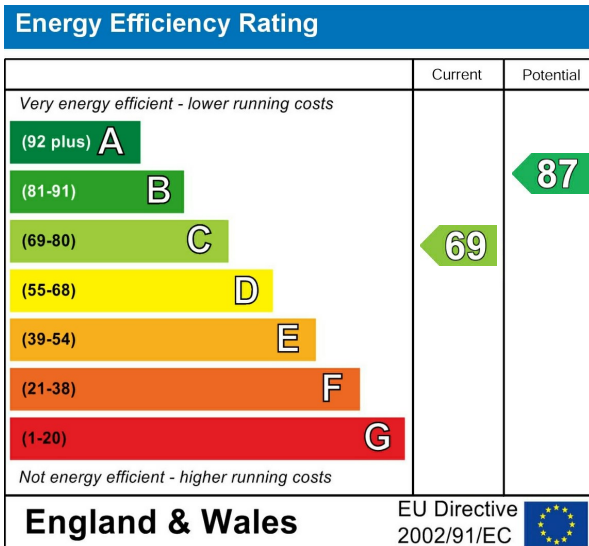
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk