



18 Park Avenue

Kidsgrove, ST7 1BG



Offers in excess of £299,950

Welcome to Park Avenue, Kidsgrove – A Charming 1930s Semi-Detached Home with Modern Elegance.

Carters are delighted to bring to market this exceptional 1930s semi-detached property, nestled in the sought-after location of Park Avenue, Kidsgrove. Brimming with original character and tastefully enhanced by contemporary updates, this beautiful home offers a perfect balance of period charm and modern living.

Step inside to a spacious reception room, where classic features and a warm, inviting ambiance create the ideal setting for both relaxing and entertaining. The heart of the home is the stylish open-plan kitchen diner, complete with a central island and high-quality integrated appliances — a dream space for cooking, hosting, and everyday family life.

Upstairs, the property boasts three generously sized bedrooms, each offering a peaceful retreat, and a luxurious family bathroom, elegantly appointed with sleek fixtures and a spa-like finish.

To the rear, a generous garden provides a private outdoor haven, backing onto the scenic Birchenwood Pool — perfect for nature lovers, families, and those who enjoy a tranquil outdoor lifestyle.

This property is a superb opportunity for families, professionals, or anyone looking for a characterful home with modern convenience in a fantastic location. With its blend of traditional style, quality finishes, and beautiful surroundings, Park Avenue is more than just a house — it's a place to call home.

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Entrance Hall

Wooden single glazed stained glass entrance door to the front elevation. Access to the stairs. Under stairs storage cupboard. Feature wall paneling. Cast iron radiator. Luxury vinyl tiled flooring.

Living Room

11'11" x 11'11" (3.63m x 3.63m)

UPVC double glazed bay window to the front elevation. Feature fireplace. Radiator. TV aerial point. Luxury vinyl tiled flooring.

Kitchen / Dining Room

20'4" x 12'11" (6.20m x 3.94m)

UPVC double glazed double doors to the rear elevation. Two UPVC double glazed windows to the rear elevation. UPVC double glazed box bay window to the rear elevation. Single glazed wooden entrance door to the rear elevation. Howdens shaker style fitted kitchen with a range of wall, base and drawer units, brass door furniture and Quartz work surfaces. Island with storage units under and Quartz work surfaces. Inset resin sink with a mixer tap. Electric Smeg oven / grill with gas five ring hob (by separate negotiation) with Quartz splashback behind. Built in extractor fan. Integrated fridge freezer. Recessed ceiling down lighters and feature wall and pendant lighting. Three radiators. Luxury vinyl tiled flooring.

Stairs and Landing

UPVC double glazed window to the side elevation. Feature wall paneling. Access to the loft which has a ladder.

Bedroom One

11'11" x 10'7" (3.63m x 3.23m)

UPVC double glazed bay window to the front elevation. Built in wardrobes. Picture rail. Radiator.

Bedroom Three

7'11" x 9'2" (2.41m x 2.79m)

UPVC double glazed window to the side elevation. Radiator.

Bedroom Two

11'11" x 12'11" (3.63m x 3.94m)

UPVC double glazed window to the rear elevation. Feature fireplace. Picture rail. Radiator.

Bathroom

8'2" x 7'10" (2.49m x 2.39m)

UPVC double glazed window to the front elevation with fitted shutters. Three piece Victorian Plumbing fitted bathroom suite comprising of; back to wall bath with wall mounted shower over, pedestal wash hand basin and mid level w.c. Partially tiled walls. Feature wall paneling. Built in storage cupboard. Radiator. Tiled flooring.

Lean To

3'11" x 18'10" (1.19m x 5.74m)

Wooden entrance door to the front elevation. Wooden single glazed door to the rear elevation. Wooden doors to access the utility / store room and the garage. Indian stone flooring.

Utility / Workshop

8'5" x 8' (2.57m x 2.44m)

Two wooden single glazed windows to the side and rear elevations. Wooden entrance door to the side elevation. Base units with laminate worksurfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Power and lighting.

Garage

8' x 15'3" (2.44m x 4.65m)

Up and over garage door to the front elevation. Wooden entrance door to the side

elevation.

Power and lighting. Built in shelving.

Externally

Externally, the property benefits from a concrete driveway to the front, providing off-road parking for up to two vehicles, alongside a neatly maintained lawn. A charming porch with original Minton tiled steps leads to the entrance door, offering a welcoming first impression.

To the rear, there is a generous garden featuring an Indian stone patio area, ideal for outdoor dining and entertaining. The lawn extends toward the picturesque Birchen Wood Pool, creating a tranquil backdrop. The garden is beautifully stocked with a variety of trees, seasonal plants, and mature shrubs, offering year-round interest. An outside tap is also provided for convenience. A children's playhouse is available by separate negotiation.

Additional Information

Freehold. Council Tax Band C.

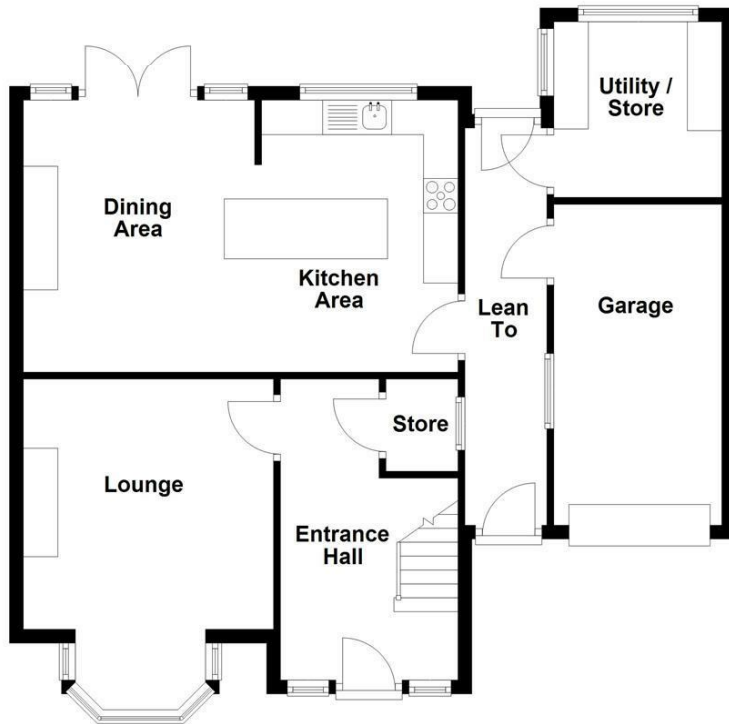
Total Floor Area: 110 Square Meters / 1076 Square Foot.

Disclaimer

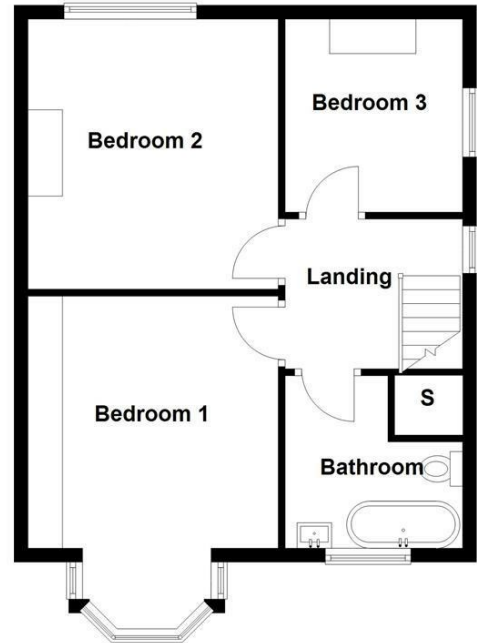
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Tel: 01782 470391

Ground Floor



First Floor



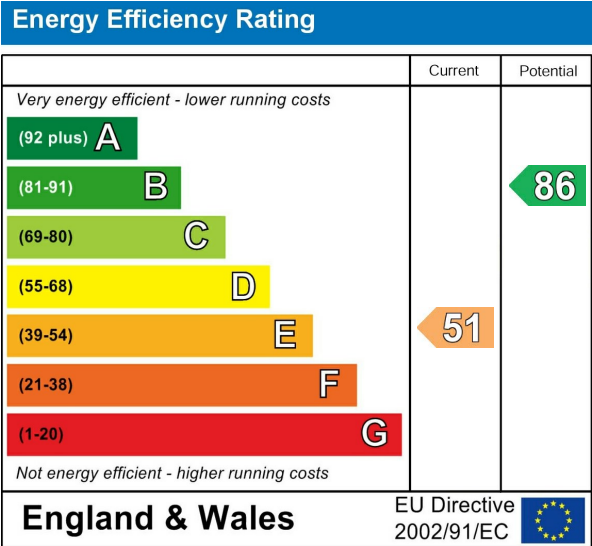
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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