

32 Third Avenue, Kidsgrove, Stoke-On-Trent, ST7 1BZ
Offers in the region of £179,950



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Council Tax Band: A

Imagine stepping into your dream family home at Third Avenue, Kidsgrove, where modern comfort meets convenience for your family's needs. With spacious living areas, ample natural light, and contemporary finishes throughout, this property is perfect for property buyers looking for their ideal home.

Within this fully modernised, three bedroom semi detached small family home with gas central heating and upvc double glazing off road parking for 3 plus cars. The accommodation briefly comprises to the ground floor; Hallway, Utility/W.C, Living Room, Kitchen/Dinner. To the first floor there are two double bedrooms, a single bedroom and modern family bathroom. The property boasts graveled gardens and drive to the front elevation, and a lawned garden with patio area to the rear.

Experience the joy of homeownership with this fully modernised gem, designed to cater to your small family's every need. Book your viewing now and make your dream home a reality!

Ground Floor

Hallway

5'10" x 11'5"

Door to front elevation, under stairs storage, centre light, radiator,

Living Room

9'2" x 16'4"

Window to front elevation french doors to rear elevation, built in shelving, centre light point, radiator.

Utility/W.C

7'8" x 4'3"

Window to rear elevation, built in vanity sink and low level w.c, work surface, wall mounted gas combination boiler, down lights.

Kitchen/Diner

7'3" x 16'2"

Window to front and side elevations, door to rear elevation, Range of modern base and eye level units with work surfaces integrated appliances and sink and drainer with mixer tap. centre light point, down lights, radiator.

First Floor

Landing

5'10" x 5'6"

Window to front Elevation, centre light point, storage cupboard

Bedroom One

11'4" x 9'0"

Window to rear elevation, built in storage, centre light, down lights, radiator

Bedroom Two

14'7" x 7'1"

Window to rear elevation, centre light point, radiator.

Bedroom Three

11'5" x 6'10"

Window to front elevation, centre light point, radiator.

Family Bathrrom

7'3" x 8'9"

Window to front elevation, Range of built in vanity units with vanity sink, low level w.c, spacious bath, and shower cubicle. down lights, heated towel rail.

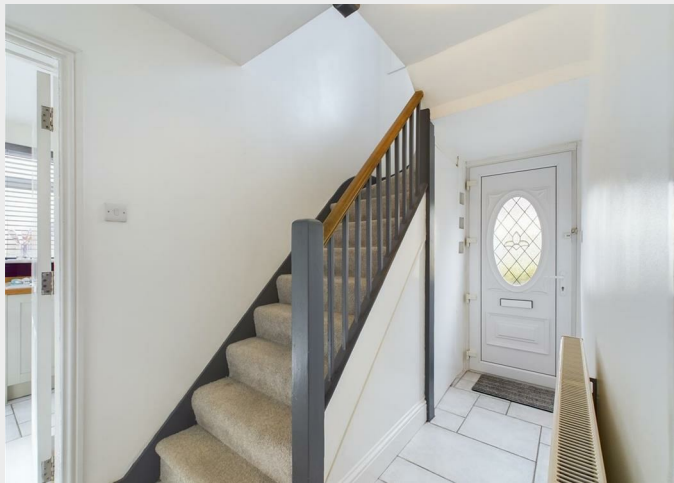
Exterior

Graveled garden to front elevation and parking for 2 plus cars. Lawned garden to rear with patio area

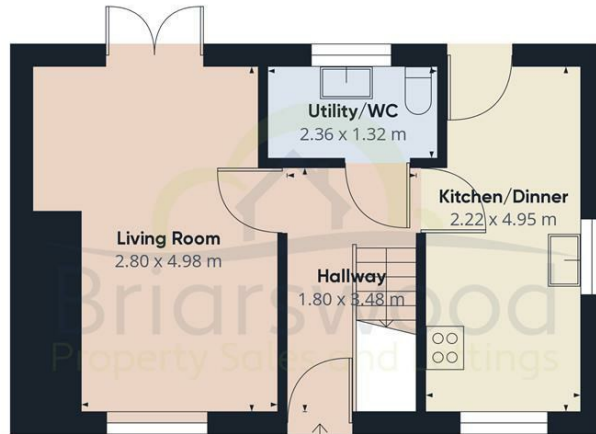
Freehold







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Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	