



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Clough Hall Road between its junctions with Congleton Road and Liverpool Road. Public transport links include Kidsgrove mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A50 and A34. Shopping amenities can be found locally within Kidsgrove, with an extensive range of shops, bars and restaurants being found in Stoke-on-Trent city centre. Recreational pursuits can be found locally at the open spaces of Clough Hall Park and Bathpool Country Park.

#### Description:

Freehold semi-detached house arranged over ground and first floors.

#### Accommodation:

First Floor: Three bedrooms, bathroom/WC  
Ground Floor: Two receptions, kitchen, utility, separate WC  
Outside: Front, side and rear gardens  
Gross Internal Area (GIA): (Source: EPC) 92 sq m (990 sq ft)

#### EPC rating: C

#### Council Tax Band: A

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

