

chris hamriding

lettings & estate agents



32 Birch Valley Road, Kidsgrove, ST7 4GN

Offers In The Region Of £415,000

Take a moment to view our guided & aerial tour of this fantastic family home and immerse yourself in it's picturesque surroundings.

Offered for sale with freehold tenure and situated on the fringe of a highly sought after development, being placed close to local nature walks and bridlepaths. This superb four bedroom home offers a lifestyle like no other with generous internal accommodation across the two floors and a superb, private garden to the rear, making this an ideal purchase for any upsizing family! The house itself sits at the head of the cul-de-sac on the periphery of 'Birchenwood Country Park', which is a desirable residential area, benefitting from convenient access from the A50 and good access to the A500 as well as wide range of the local amenities that Kidsgrove has to offer.

Accompanying this wonderful home are a number of notable features worthy of mention, some of which include:- double glazing throughout, gas central heating, a handy downstairs cloakroom, an open plan breakfast kitchen complete with shaker style units and a range of integrated appliances, plus a separate handy utility room! In addition, there are two formal reception rooms to the ground floor, with a large dining room located at the front of the home and a lounge towards the rear with French doors overlooking the private rear garden.

The first floor has a spectacular landing with access to all four well-balanced bedrooms. The principal suite enjoys a wealth of built-in robes and contemporary en-suite facilities, bedrooms two and three are also double rooms plus a single fourth room, whilst the family bathroom also has a neutral sanitary suite.

Accommodation

Entrance Hall 13'1" x 8'0" (3.991 x 2.461)

Cloakroom 6'11" x 3'11" (2.110 x 1.197)

Lounge 14'3" x 13'5" (4.362 x 4.105)

Dining Room 13'6" x 8'11" (4.137 x 2.735)

Kitchen/Breakfast Room 11'11" x 11'7" (3.634 x 3.531)

Utility 7'8" x 4'11" (2.358 x 1.512)

First Floor Landing 11'11" x 11'2" (3.637 x 3.407)

Bedroom One 14'4" x 11'1" (4.382 x 3.382)

En-suite 11'10" x 3'3" (3.620 x 1.003)

Bedroom Two 12'7" x 12'5" (3.856 x 3.787)

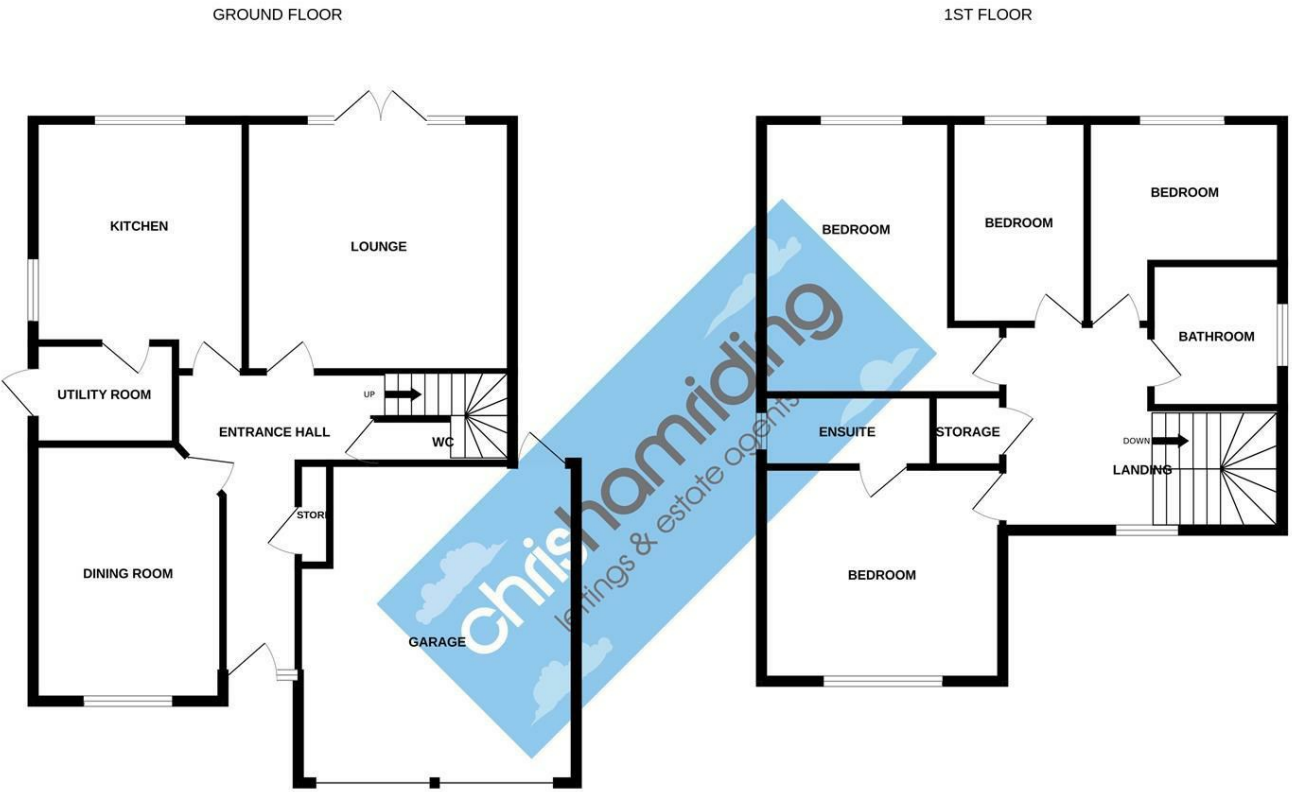
Bedroom Three 9'4" x 8'11" (2.852 x 2.743)

Bedroom Four 9'6" x 6'10" (2.902 x 2.098)

Family Bathroom 6'7" x 5'11" (2.011 x 1.817)

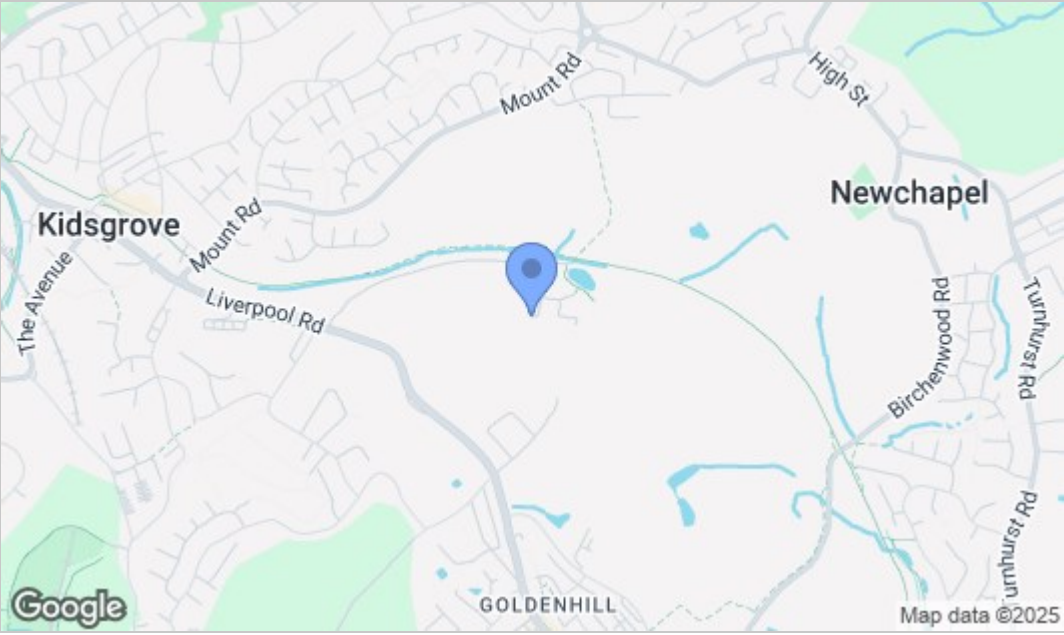
Double Garage 17'1" x 15'5" (5.231 x 4.703)

Floor Plan

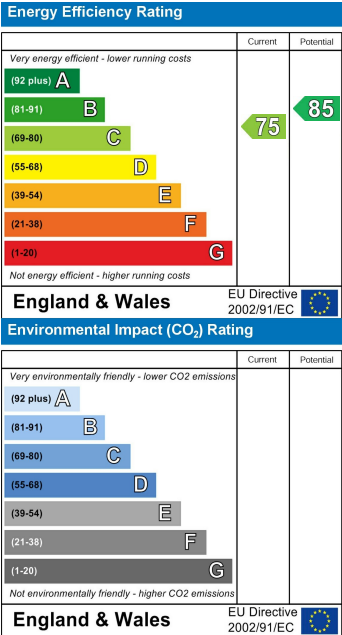


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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