



Sparrow Butts Grove, Kidsgrove, ST7 4XH.
£175,000

Whittaker
& Biggs

Est. 1930

Sparrow Butts Grove, Kidsgrove, ST7 4XH.

This beautifully presented home is located within a cul-de-sac location within a sought-after development.

The property has two double bedrooms and two reception rooms, including a spacious lounge and separate dining room having vaulted ceiling and sky lights creating a modern feel as well as providing additional light.

The kitchen has white units with some integral appliances, there is a hallway with built in storage and a first-floor bathroom. The main bedroom has built in wardrobes with mirrored doors.

Externally, there is an attractive fully enclosed rear garden being laid to lawn with feature borders retained by timber sleepers. There's also a paved adjoining patio extending to the side of the property allowing an area for storage and a timber shed. There is gated side access to the front of the property and driveway. The driveway provides off road parking for vehicles.

The property is located close to open recreational facilities including Birchwood as well as access into the neighbouring town, Kidsgrove, with its rail travel.

This is an ideal opportunity for first time buyers, families and downsizers who are looking for a ready to move into home with no upward chain.



Entrance Hall

Having a composite modern front entrance door with decorative stained glass panelling. Oak effect laminate flooring, wall mounted consumer electric unit. Storage cupboard having shelving and space for tumble dryer. Inner hallway having continuous oak effect laminate flooring, radiator, open archway through into kitchen.

Kitchen 11' 9" x 8' 6" (3.59m into hallway x 2.60m)

Having a range of white gloss wall mounted cupboard and base units with contrasting worksurface over, incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over. Space for gas cooker with fitted chimney style stainless steel extractor fan over, plumbing for washing machine and fridge freezer. UPVC double glazed window to front aspect, slate effect tiled flooring, incorporated wine rack.

Lounge 16' 7" x 11' 9" (5.06m x 3.58m reducing to 2.65m)

Having continuous oak effect laminate flooring, wall mounted modern electric remote-controlled fire with LED display, radiator, stairs off to first floor landing. UPVC double glazed patio doors with full length glazed panelling allowing access and light through from the dining room.

Dining Room 9' 4" x 10' 1" (2.84m x 3.07m)

Having a vaulted ceiling with twin Velux skylights, UPVC double glazed window to the side aspect, UPVC double glazed side entrance door with full length glazed panel. Continuous Oak effect laminate flooring, modern column style wall mounted radiator. Recessed LED lighting to ceiling.

First Floor Landing

Having access to loft space and a storage cupboard with fitted shelving.

Bedroom One 10' 8" x 9' 1" (3.26m x 2.76m plus wardrobes)

Having a UPVC double glazed window to the rear aspect, radiator, wall mount for TV point, built in wardrobes with sliding mirror doors.

Bedroom Two 6' 6" x 13' 9" (1.97m x 4.20m)

Having a UPVC double glazed window to the front aspect, radiator.

Family Bathroom 8' 2" x 4' 11" (2.50m x 1.50m)

Having a white suite comprising of panelled bath with over bath thermostatically controlled shower with a fixed rainfall showerhead. Low-level WC, vanity wash hand basin set within a storage unit. Fully tiled walls, tiled floor, UPVC double glazed window to the front aspect, extractor fan to ceiling.

Externally

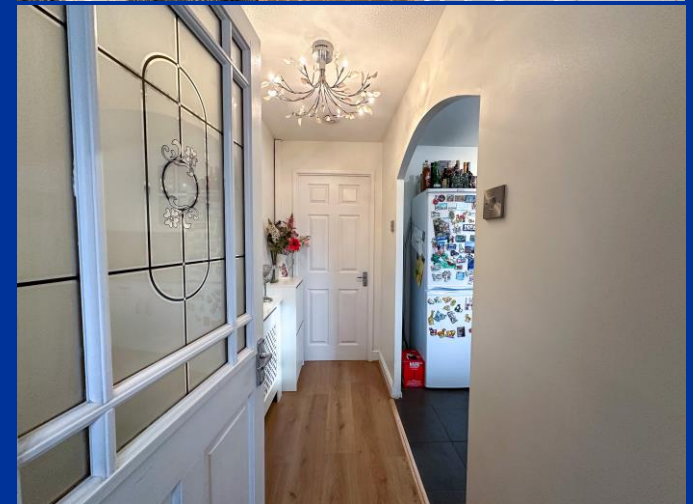
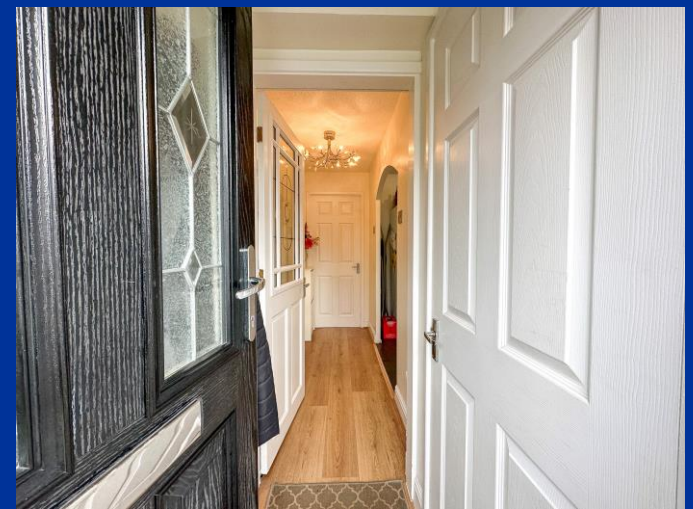
Side driveway providing off-road parking with gated side access to the fully enclosed rear garden which is laid to lawn with adjoining feature borders. Electric external lighting and power point.

Note:

Council Tax Band: B

EPC Rating: TBC

Tenure: believed to be Freehold







FLOOR PLAN TO BE INSERTED HERE



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.

16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**