

23 Everest Road, Kidsgrove, Stoke-On-Trent, Staffs, ST7 4DZ



Freehold Offers in excess of £165,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi detached bungalow in this popular and convenient Kidsgrove location which provides ease of access to local shops, schools, doctors and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge/dining room, modern fitted kitchen, beautiful built in shower room and two double bedrooms. Externally the property is set on a landscaped plot with off road parking to the frontage along with a shared driveway providing access to a detached brick garage and an enclosed rear garden. This property also enjoys delightful views to the rear over countryside and views up to Mow Cop.

ENTRANCE HALL

With composite double glazed frosted front access door, Upvc double glazed frosted panels to sides, pendant light fitting, tile effect laminate flooring, door to built in boiler cupboard housing a combination boiler providing domestic hot water and central heating systems, electricity consumer unit and ample domestic shelving and storage space.



FITTED KITCHEN 2.34m x 2.31m (7'8" x 7'7")

With Upvc double glazed window to side, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in sink unit with mixer tap above, built in four ring gas hob unit with extractor hood above, built in fan assisted oven, integrated fridge/freezer, plumbing for automatic washing machine, tile effect flooring and power points.



LOUNGE/DINING ROOM 4.90m x 3.28m maximum (16'1" x 10'9" maximum)

With Upvc double glazed bow window to front, coving to ceiling, decorative dado rail, feature fireplace with ceramic tiled inset and modern electric fire, TV aerial connection point plus Sky connection point (subject to usual transfer regulations), panelled radiator, modern wood effect laminate flooring, power points, wall mounted thermostat and part panelled/part frosted glazed door provides access off to;



INNER HALLWAY

With access to loft space, pendant light fitting, dado rail, wood effect laminate flooring and door to built in storage cupboard and doors lead off to rooms including;



BEDROOM ONE 2.84m x 2.67m plus recess (9'4" x 8'9" plus recess)

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, wooden grey wood effect flooring, power points and built in wardrobe providing ample domestic hanging and storage space etc.



BEDROOM TWO 3.58m x 2.79m (11'9" x 9'2")

With Upvc double glazed patio door to rear, Upvc double glazed window to side, coving to ceiling, pendant light fitting, modern wood effect flooring, panelled radiator and power points.



MODERN SHOWER ROOM 1.78m x 1.60m (5'10" x 5'3")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, fully aqua boarded in modern aqua boarding, a built in suite comprising dual flush WC, vanity sink unit with Monoblock chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower, modern vinyl flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and concrete panels along with garden brick walls, a tarmac driveway provides access to off road parking, limestone chipping providing ease of maintenance with raised beds and access alongside the property to;



ENCLOSED REAR GARDEN

Bounded by a concrete post and timber fencing/concrete panels with paved area providing patio and sitting space, artificial grassed area with central feature patio area and further paved area to rear. Access to a detached brick garage with metal front access door, Upvc double glazed window to side and ample external storage space.



COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING	
Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

