

FOR SALE



Kidsgrove Bank, Kidsgrove, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Detached Bungalow

Offers In Excess Of £235,000


MARTIN&CO



ENTRANCE HALL 9' 11" x 6' 8" (3.03m x 2.05m)
Entered via a UPVC front door, wood effect laminate flooring, radiator.

- Detached bungalow
- Show home standard
- Two double bedrooms
- Low-maintenance garden
- Driveway parking
- Tenure - Freehold
- EPC - D

LOUNGE 13' 5" x 9' 11" (4.09m x 3.03m) Feature fireplace, double glazed window to the front elevation, wood effect laminate flooring, radiator.

KITCHEN/DINER 12' 2" x 9' 11" (3.73m x 3.03m) Fitted with a range of wall and base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the side elevation, wood effect laminate flooring, radiator.

BEDROOM 9' 11" x 9' 10" (3.03m x 3.00m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

BEDROOM 12' 6" x 9' 11" (3.83m x 3.03m) Double glazed window to the rear elevation, wood effect laminate flooring, radiator.

REAR LOBBY 4' 5" x 2' 8" (1.36m x 0.83m) UPVC door giving access to the rear garden, storage cupboard.

BATHROOM 7' 7" x 6' 5" (2.33m x 1.98m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, double glazed window to the rear elevation, wood effect laminate flooring, chrome heated towel rail.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		



EXTERNAL The property is approached via a paved driveway with a manicured landscaped garden running adjacent. A side access gate gives added security and privacy and leads through to a low maintenance rear garden with slate paved patio, artificial turf lawn area and garden shed.





Martin & Co Newcastle under Lyme 01782 453 001
 12 Albion Street • Stoke-On-Trent • ST1 1QH
 T: 01782 453 001 • E: newcastleunderlyme@martinco.com
<http://www.martinco.com>



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