

SAMUEL MAKEPEACE

BESPOKE ESTATE AGENTS



Third Avenue, Kidsgrove, Stoke-on-Trent
£190,000 Offers In Excess Of
3 Bedrooms 2 Reception Rooms 2 Bathrooms

YOU GOT THREE AS A MAGIC NUMBER, THE PAST THE PRESENT AND THE FUTURE, SO WHY NOT SET UP YOUR FUTURE ON THIRD AVENUE IN KIDSGROVE? This popular neighbourhood benefits from a prime position, close to local amenities, schools, and travel links including Kidsgrove train station, so perfect for commuting to work! Upon entrance to the property, you are greeted with a vast paved DRIVEWAY for the entire family. Continuing into the property the ground floor holds a BRIGHT LIVING ROOM and SEPARATE DINING ROOM, a MODERN SLEEK KITCHEN with room aplenty for appliances. The kitchen also benefits from large FRENCH DOORS leading to a patio area providing the perfect spot for al fresco dining! The ground floor is completed with a TILED SHOWER ROOM. Upstairs, three bedrooms await, each room offers plenty of space for double beds, or the versatility to suit your needs. Further, on the first floor, there is also a FAMILY-TILED BATHROOM. Outside, you'll find an EXTENSIVE BACK GARDEN, ideal for hosting summer barbecues. Both lawn and patio areas too! IF YOU ARE FEELING LUCKY COME ON DOWN AND CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!

ROOM DETAILS

INTERIOR

GROUND FLOOR

Entrance Hall

Composite door to the side aspect and laminate flooring.

Lounge

Double glazed window to the front aspect, laminate flooring and radiator.

Dining

Double glazed window to the front aspect, laminate flooring and radiator.

Kitchen

Double glazed window to the rear aspect, double glazed French doors to the rear aspect. Fitted wall and base units with work surfaces and splashback. Sink, drainer and half bowl, built in cooker and electric hob with cooker hood. Spaces for fridge freezer and washing machine. Laminate wood flooring.

Shower Room

Double glazed windows. LLWC, hand wash basin and shower cubicle. Tiled flooring and walls and radiator.

FIRST FLOOR

Landing

Double glazed window, cupboard and loft access.

Bedroom One

Double glazed window to the front aspect, boiler cupboard and radiator.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed windows. LLWC, hand wash basin and bathtub. Laminate flooring, part tiled walls and radiator.

EXTERIOR

Front

Paved driveway for multiple

Rear

Extensive rear garden with Indian paved patio and lawn areas.



EPC Rating:
NotSet

Council Tax:
Band A

Local Authority:
Newcastle Under Lyme Borough Council

Tenure:
Freehold





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Call us now 01782 914 444 to enquire!



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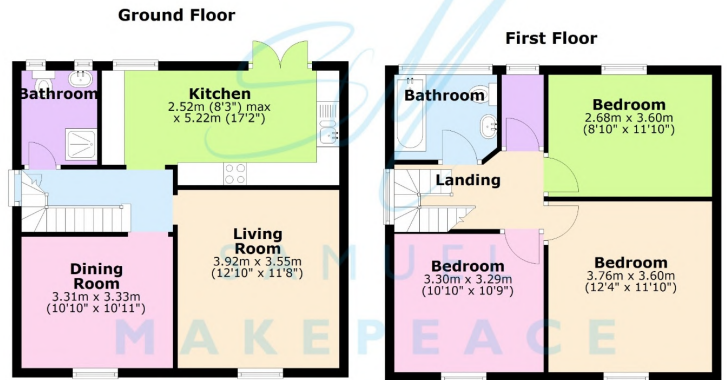




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We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444. Plan produced using PlanUp.



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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.