



 **2**  
Bedrooms

 **1**  
Bathroom

 **1**  
Reception

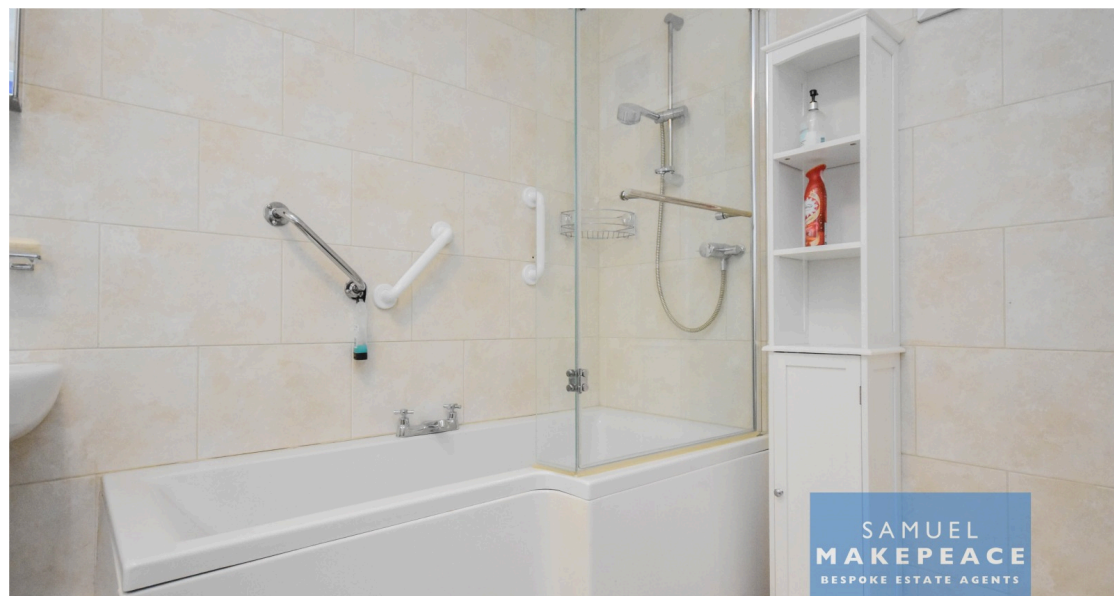
SAMUEL  
**MAKEPEACE**  
BESPOKE ESTATE AGENTS





- NO CHAIN PROPERTY
- TWO BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINER
- TILED BATHROOM
- GROUND FLOOR DOUBLE BEDROOM
- CONTEMPORARY FITTED KITCHEN
- DOUBLE BEDROOM TO FIRST FLOOR
- DRIVEWAY & GARAGE with ELECTRIC DOOR
- VIEWS OVER JODRELL BANK
- COMBI BOILER with £500 UPDATES





So come on let me... ENTERTAIN YOU! With this fantastic property on GILL BANK ROAD a CHAIN FREE FABULOUS TWO BEDROOM SEMI DETACHED BUNGALOW! step inside and let's get started. Upon arriving at the property, you are greeted with a welcoming FRONT GARDEN AND DRIVEWAY, perfect for no parking worries. Step inside the modern entrance hall, with a handy storage cupboard for coats, shoes, cleaning equipment. Into the OPEN PLAN LOUNGE/ DINER, there is plenty of living space, with fantastic far reaching views, over the Staffs/Cheshire countryside, right across to JODRELL BANK, seen through the huge picture window. This room is bathed in natural light from both the huge window and the patio doors to the rear of the property. The open plan Lounge/Dining room leads to a fabulous modern OPEN STAIRCASE. The kitchen is next, which has a CONTEMPORARY MODERN fitted kitchen, with integrated appliances, inc dishwasher, microwave etc and plenty of worktop and cupboard space, again with the MOST AMAZING VIEWS OVER JODRELL BANK. Downstairs is finished off with both a FULLY TILED bathroom and the first of two DOUBLE BEDROOMS! Upstairs you will find the SECOND DOUBLE BEDROOM with fitted wardrobes, LOFT ACCESS and plenty of space. Externally, there is a enclosed private rear garden, it is elevated with PAVED AREAS and GREAT DECKING SEATING AREA. The property also benefits from a electric door garage for extra storage or an at home gym. The property is minutes away from Kidsgrove, which has all local amenities. Bathpool Park is also very close, with a nice walk and also the park. So if you like what you see... 'The kettles on so don't be long' CALL SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!

#### ROOM DETAILS

Entrance Hall - Double glazed door, laminate flooring, cupboard and radiator.

Open Plan Living Room - Double glazed window, laminate flooring, gas fire and radiator.

Open Plan Dining Room - Double glazed sliding patio doors, laminate flooring and radiator.

Kitchen - Double glazed window. Fitted wall and base units with worksurfaces and tiled splashback. Sink, half bowl and drainer, integral cooker, microwave, slim-line dishwasher, cooker hood and gas hob. Spaces for under counter fridge and freezer. Tiled flooring and towel warming radiator.

Bedroom One - Double glazed window, laminate flooring and radiator.

Bathroom - Double glazed window. LLWC, hand wash basin and bath with overhead shower. Tiled walls and flooring, towel warming radiator.

Bedroom Two - Double glazed velux window, fitted wardrobes and loft access.

#### EXTERIOR

Front - Paved driveway with paved steps and decorative trees and shrubbery.

Rear - Paved area with paved steps leading to decking area with fruit trees and shrubbery.

Garage - Oversized single garage with electric door (fob controlled), double glazed door and window. Power, lighting and plumbing. Spaces for washing machine, dryer and freezer.

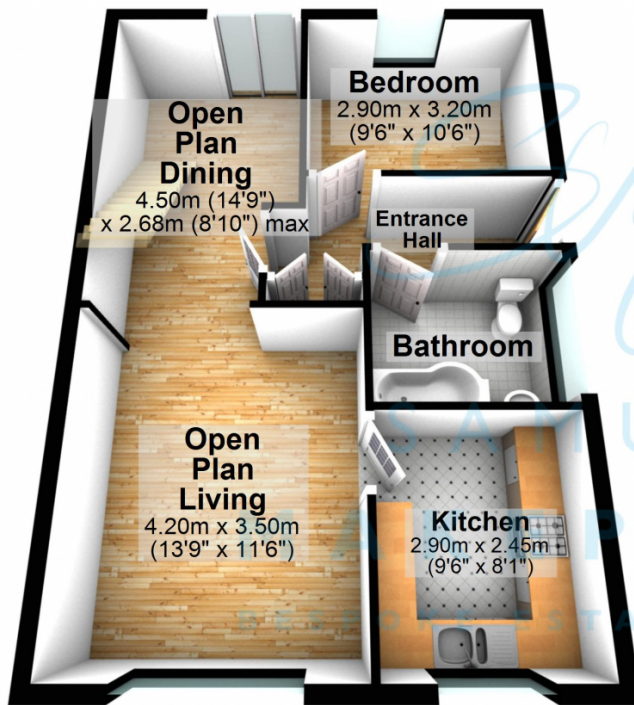








**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:

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