



 **2**
Bedrooms

 **1**
Bathroom

 **2**
Receptions

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- NO UPWARD CHAIN
- FANTASTIC CORNER PLOT
- SOUGHT AFTER AREA OF KIDSGROVE
- OPEN PLAN SPACIOUS KITCHEN DINER
- BAY FRONTED LOUNGE
- INTEGRAL GARAGE & DRIVEWAY FOR MULTIPLE
- TWO GREAT DOUBLE BEDROOMS
- LOVELY FITTED SHOWER ROOM
- WRAP AROUND WEST FACING GARDEN
- CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS



Theres always gonna be another mountain, always gonna want to make it move! Shall we re-phrase these lyrics? Lets try... theres not gonna be another mountain, nothing else thats gonna make you move! We like this version better, as we present to you a superb TWO BEDROOM perfectly positioned on a corner plot in the highly sought-after area of Kidsgrove. Step inside, and you'll find a spacious OPEN PLAN KITCHEN DINER that truly is the heart of this home. Offering ample room for appliances and work surfaces, it's designed to be the perfect space for hosting and entertaining. Moving through the property, the generously-sized lounge features a cozy gas fire, ideal for those chilly winter evenings. The ground floor also includes a convenient WC and access to an integral GARAGE, offering fantastic potential for additional storage, a home gym, utility room, or even a home office—whatever suits your lifestyle! Upstairs, you'll find two well-proportioned double bedrooms, each offering ample space to create your ideal personal retreat. The first floor is completed with a shower room, offering both style and functionality. Externally, this home truly stands out. The CORNER PLOT provides plenty of outdoor space, including a WEST-FACING garden with a lawn and decorative shrubs, perfect for relaxing in the evening sun. The front of the property boasts generous space, with room for multiple vehicles. This charming home is ideal for first-time buyers and is being sold with NO UPWARD CHAIN—making it a seamless and exciting opportunity. Contact Samuel Makepeace Bespoke Estate Agents today to arrange your viewing!

ROOM DETAILS

Entrance Hall - Single glazed door, radiator.

WC - Double glazed window, low level WC, vinyl flooring.

Lounge - Double glazed window, gas fireplace, radiator.

Kitchen/Diner - Double glazed window and door to garage. A fitted kitchen with a range of wall and base units, sink and drainer, work surfaces and splashbacks. Integrated appliances including a fridge freezer, washing machine, and built under cooker with electric hob and cookerhood above. Radiator.

Landing - Double glazed window, loft access hatch.

Bedroom One - Double glazed window, fitted wardrobes, overstairs storage cupboard, radiator.

Bedroom Two - Double glazed window, radiator.

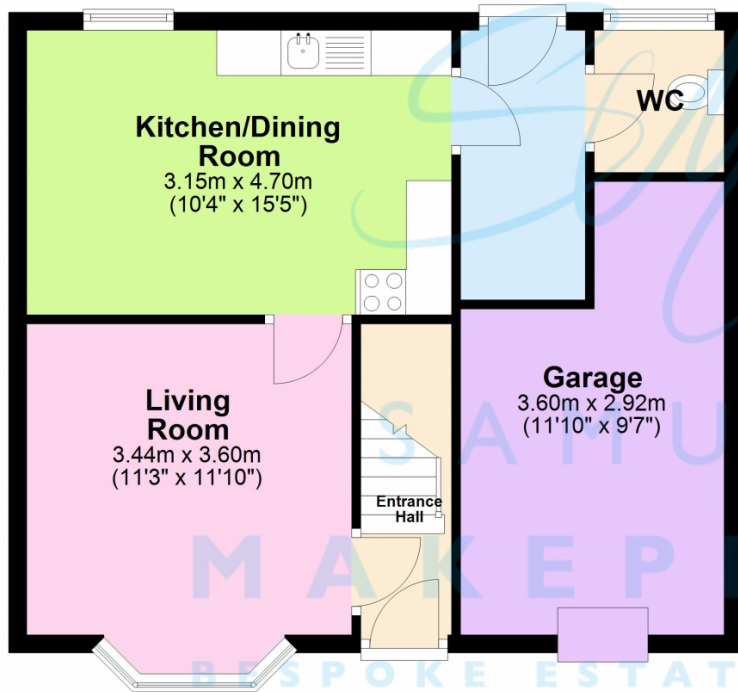
Bathroom - Double glazed window. Low level WC, wash hand basin, shower cubicle, vinyl flooring, radiator.

Garage - Integral single garage with up and over doors, power and lighting.



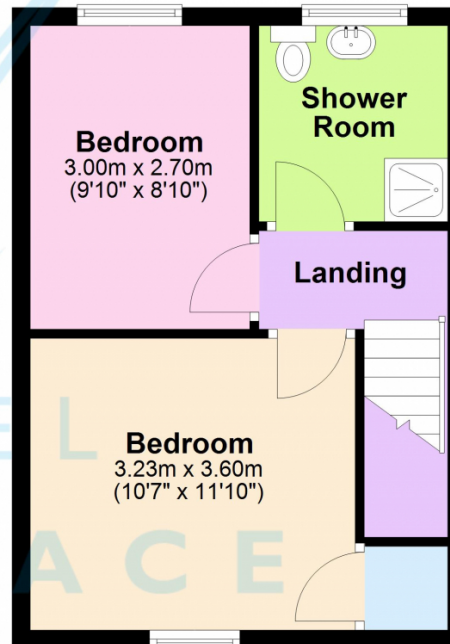
Ground Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



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