



3

Bedrooms



1

Bathroom



2

Receptions



- THREE BEDROOM SEMI DETACHED HOME
- LUXURY HOT TUB INCLUDED
- QUIET CUL-DE-SAC LOCATION
- SPACIOUS BOW FRONTED LOUNGE
- LOVELY OPEN PLAN KITCHEN DINER
- GREAT CONSERVATORY EXTENSION
- DRIVEWAY AND DETACHED GARAGE
- THREE GOOD ROOMS - TWO DOUBLES
- CHIC TILED BATHROOM with HIGH SPEC SHOWER
- SOUGHT AFTER AREA



WEARY DAYS ARE OVER! We are excited to present this charming THREE-BEDROOM SEMI DETACHED PROPERTY, ideally situated within a sought-after estate, just a stone's throw from local shops and outstanding schools. As you step inside, you'll be welcomed by a spacious entrance hall, leading to the generously sized lounge, featuring a striking bow window, invites an abundance of natural light, creating a warm and inviting atmosphere. The open-plan fitted kitchen is a well-appointed space providing ample room for all your appliances and seamlessly flows into the dining area, creating the perfect environment for family gatherings. Upstairs, the master bedroom offers a large and comfortable retreat, while two additional well-proportioned bedrooms ensure ample space for all. Completing the first floor is a stylishly fitted SHOWER ROOM, offering a TOP SPEC shower head. The rear garden, thoughtfully tiered, offers a tranquil retreat with lovely HOT TUB surprise. Enjoy leaning back and soaking after a long days work! To further enhance the practicality of this home, off-road parking for two vehicles provides added convenience and peace of mind as well as a DETACHED GARAGE. This wonderful property is expected to attract significant interest, so don't miss out! Contact Samuel Makepeace today to arrange your viewing and secure this fantastic opportunity before it's gone!

ROOM DETAILS

Entrance Hall - Double glazed single door, Tiled flooring and radiator.

Lounge - Double glazed bow window, Gas Fireplace and radiator

Kitchen / Diner - Two double-glazed windows, double glazed door. Fitted base and wall cupboards, work surfaces, sink, built-in oven, gas hob with tiled splashback, and cooker hood. Space for a fridge freezer and dishwasher. Tiled flooring, under stairs cup board (space for dryer) and radiator

Conservatory - UPVC double-glazed windows and patio doors, tiled flooring, and space for a washing machine.

Bedroom One - Double glazed windows and radiator

Bedroom Two - Double glazed windows and radiator

Bedroom Three - Double glazed windows and radiator

Bathroom - Double-glazed windows, tiled flooring, part tiled walls, low-level WC, hand wash basin, towel radiator, and extractor fan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	51	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Kidsgrove, ST7

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