



2

Bedrooms



1

Bathroom



1

Reception





- TWO BEDROOM END OF TERRACE HOUSE WITH GARAGE & PARKING
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE LOUNGE WITH LOG BURNER
- KITCHEN DINER WITH PLENTY OF WORKTOP AND CUPBOARD SPACE
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- LARGE ENCLOSED REAR GARDEN
- GARAGE & PARKING - CLOSE TO LOCAL AMENITIES AND WALKING DISTANCE TO TRAIN STATION







Sugar and spice and all things nice, this FANTASTIC property on Lamb Street definitely fits into this bracket, with GARAGE and PARKING I'm sure this is everything you've been looking for. Step inside to the LARGE LIVING room and you will find a spacious living area with a cosy log burner and wooden floor. Next is the KITCHEN DINER which has been tastefully decorated and has plenty of cupboard space, worktop space and space for appliances! Before you reach the bathroom, there is a rear hall come utility area that allows access to the rear garden, and currently is used for housing the fridge! The PRISTINE BATHROOM is spacious, part tiled and has vinyl flooring. Lets go upstairs, here you will find TWO DOUBLE BEDROOMS with space for wardrobes and draws. The front bedroom has a handy storage cupboard too! Externally, the property benefits from a GARAGE and PARKING SPACE. To the rear there is a enclosed paved patio garden which is low maintenance and also has access to the garage, and side gate access to the road. Lamb street is walking distance to all of Kidsgrove's local amenities such as shops, cafe's, local pubs, and also Kidsgrove Train Station. So if you're looking for Sugar, Spice or anything nice... I'm sure you're looking for LAMB STREET! Call Samuel Makepeace Bespoke Estate Agents Today!

Lounge - Double glazed window, wood flooring, wood burner and radiator.

Kitchen - Double glazed window. Fitted wall and base units with work surfaces and splashback. Sink and drainer, spaces for cooker and washing machine. Laminate flooring and radiator.

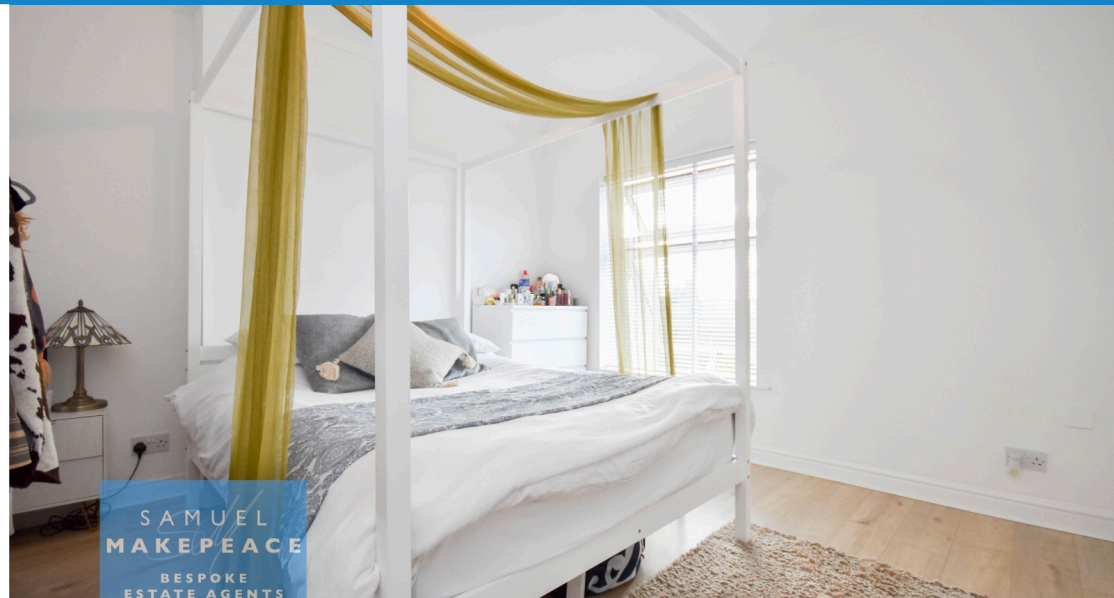
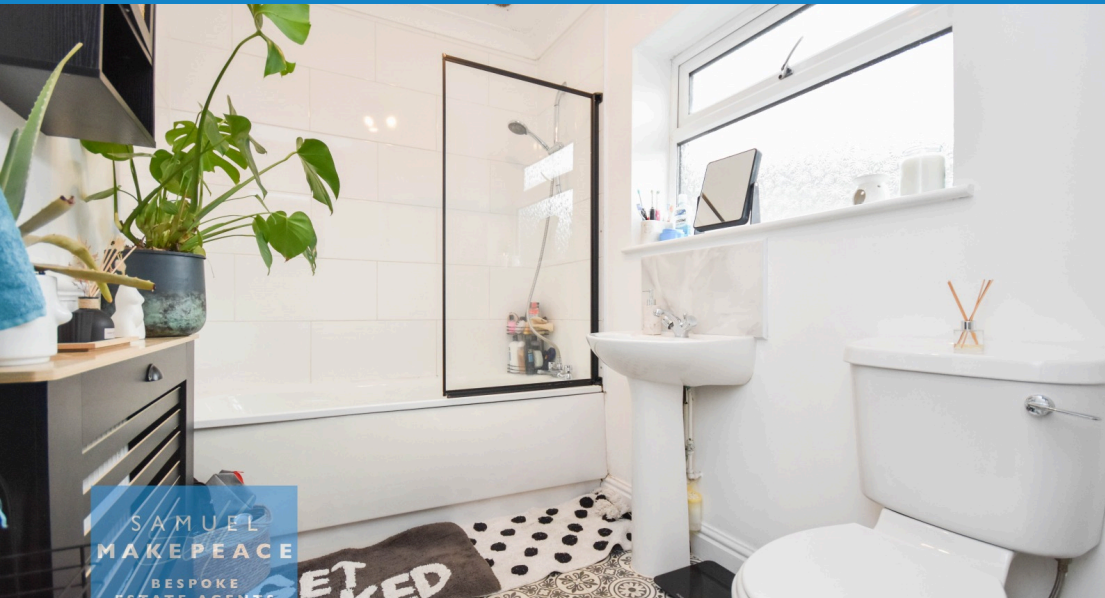
Laundry - Double glazed window, space for fridge/freezer, laminate flooring and radiator.

Bathroom - Double glazed window. LLWC, hand wash basin, bath with shower. Viny flooring, part tiled walls, extractor fan and radiator.

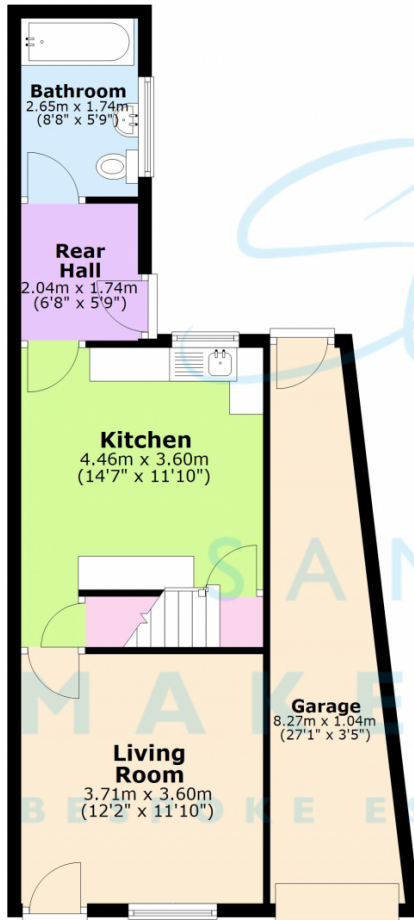
Bedroom One -Double glazed window, laminate flooring, cupboard and radiator.

Bedroom Two -Double glazed window, wood flooring ad radiator.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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: Lamb Street, Kidsgrove, Stoke-on-Trent

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