



3

Bedrooms



2

Bathrooms



3

Receptions



- DOUBLE STOREY & SINGLE STOREY EXTENDED SEMI DETACHED
- BAY FRONTED TO BOTH FLOORS
- BACKS ONTO CLOUGH HALL LAKE
- TWO MULTI FUEL STOVES
- OPEN PLAN KITCHEN BREAKFAST & FAMILY ROOM
- STANIED GLASS STORM PORCH
- THREE DOUBLE BEDROOMS
- MAIN HAS DRESSING ROOM & GORGEOUS ENSUITE
- OFF ROAD PARKING TO FRONT



Every once in a while we are handed the chance to offer for sale a home that **exudes grandeur, style and class**. This **double storey and single storey extended mature semi detached** abode on Park Avenue, Clough Hall is the epitome of every word. In fact, we think you will be lost for words, with just one viewing! It boasts original features, quirky designs and let us not forget you have **Clough Hall Lake basically in your back garden!**

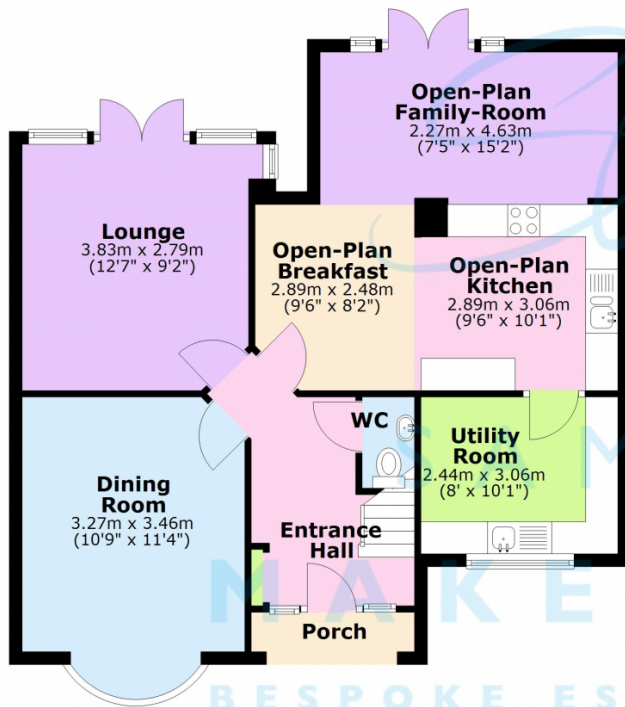
Step inside, through the **storm porch**, you are greeted with the welcoming and **spacious entrance hall**, with its original stained glass windows and entrance door. You have a choice to move into **three reception areas**. The first, which is being used as a dining room, has a big bright bay window, back to brick chimney breast, and a **multi fuel stove!** The rear reception room is the main living room, and that place that let's you hide away. It is immaculately presented, and home to yet **another multi fuel stove**, and patio doors straight onto the rear garden. Next up, the heart of the home and our favourite room..... The **open plan kitchen breakfast family area**. This room makes the most out of the extensions, with a large fully fitted kitchen with oak worktops, sky lights and an open plan aspect that is ideal for any kind of hosting, gatherings or family events. There is an induction hob, space for a range cooker (or Aga), an integrated dishwasher, and space for a large American style fridge freezer. To hide those noisier appliances away, the **utility room** is a fantastic addition, with loads of cupboard space and work surface area to use. Back into the entrance hall and you will discover the very useful **WC/ Cloakroom**.

The first floor is home to **three double bedrooms**. Each have a surprise in store too. The front enjoys a bright bay window, the rear has a hockey bay window offering fantastic views of the garden and the lake, and the main bedroom also plays host to an **open-plan dressing area** ideal, plus a gorgeous en-suite with a **walk in double shower room**. The landing is the access point which draws down it's light through a sky light above. Completing the internal offering is a well presented bathroom, home to both bathing and showering facilities.

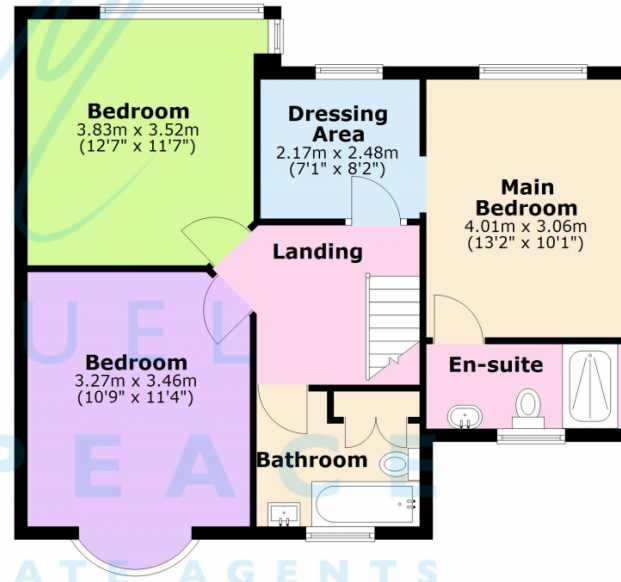
Eclipsing the internal offering is the gardens to front and rear. With plenty of parking and a nicely presented front, this home oozes curb appeal. The rear has a selection of patios and sitting areas, where you can dine alfresco right at the edge of Clough Hall Lake, or retreat closer to the house. These are separated by a nice lawn and the current vendor's vegetable patch. Contact Samuel Makepeace Bespoke Estate Agents to book your viewing.




Ground Floor



First Floor



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

Address: Park Avenue, Clough Hall, Kidsgrove

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