



2

Bedrooms



1

Bathroom



1

Reception



- SPACIOUS FORECOURTED TERRACED HOME
- ENTRANCE HALL WITH ORIGINAL MINTON TILED FLOORING
- HUGE DUAL ASPECT OPEN PLAN LIVING ACCOMMODATION
- EXTENDED KITCHEN WITH VELUX SKYLIGHTS
- TWO LARGE DOUBLE BEDROOMS
- GENEROUS SIZED FAMILY BATHROOM
- GREAT-SIZED COURTYARD TO THE REAR WITH GATED ACCESS
- DETACHED GARAGE



Calling all character lovers, sunshine seekers, and secret property dreamers – your new happy place awaits in the heart of Goldenhill! This forecourted terraced delight isn't just a house, it's a storybook with a Minton-tiled cover – yes, the original entrance hall tiles are still dazzling like they did back in the day (only now they're Insta-famous). Saunter into a supersized dual-aspect lounge diner where natural light dances around like it's at a tea party. The kitchen? It's got skylights so bright you'll need sunglasses to make a sandwich. Upstairs, you'll find two dreamy double bedrooms (no box rooms here!) and a family. To the rear, there's a larger-than-average courtyard just begging for BBQs– and it even comes with a detached garage that's perfect for additional storage. Quirky, characterful, and quietly fabulous – this home is waiting to love you back. Come have a nosey! **CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS.**

Ground Floor

Entrance Hall - Double glazed entrance door to the front aspect. Minton tiled flooring. Radiator.

Lounge - Double glazed bay window and patio doors. Electric fireplace, understairs storage cupboard, laminate wood flooring and two radiators.

Kitchen - Two double glazed velux skylights. A fitted kitchen with a range of wall and base units, a sink and drainer, work surfaces and tiled splashbacks. Built in cooker with gas hob and cookerhood above. Space for a washing machine, tumble dryer, fridge freezer. Laminate wood flooring and radiator.

First Floor

Landing - Loft access hatch.

Bedroom One - Two double glazed windows. Radiator.

Bedroom Two - Double glazed window. Radiator.

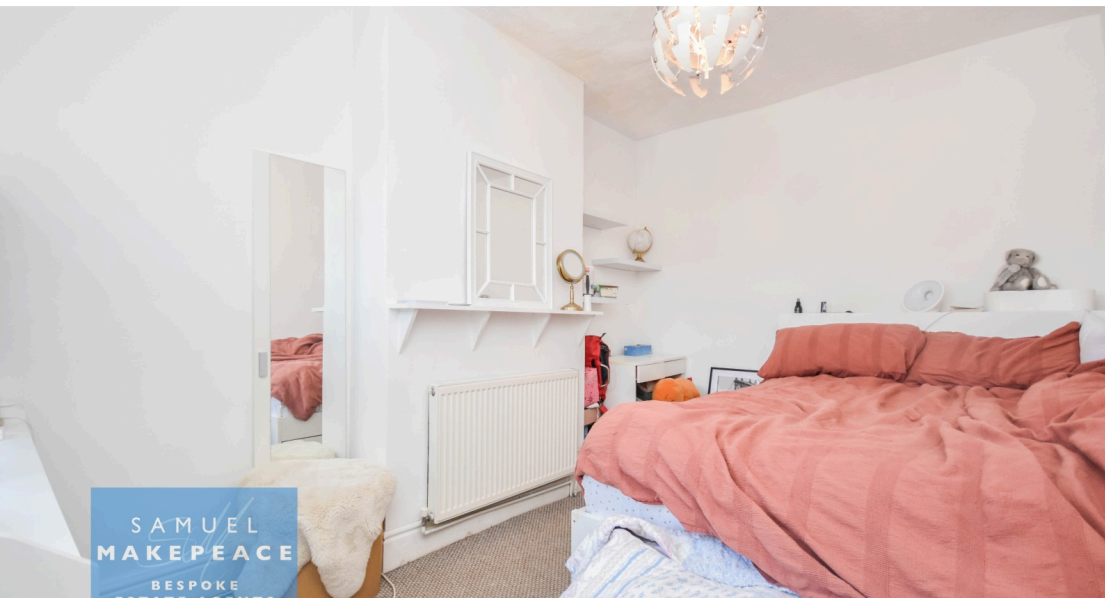
Family Bathroom - Double glazed window. Low level WC, wash hand basin and shower cubicle. Partly tiled walls and vinyl flooring. Extractor fan and towel warming radiator.

EXTERIOR

Front - Paved forecourt with gated access.

Rear - Spacious courtyard with gated access.

Garage - Single garage with wooden door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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