



3

Bedrooms



1

Bathroom



2

Receptions



- **A THREE-BEDROOM SEMI-DETACHED HOME FULL OF POTENTIAL**
- **OFFERED FOR SALE WITH NO UPWARD CHAIN**
- **TUCKED AWAY ON A PRIVATE CUL-DE-SAC ON HIGHFIELD AVENUE, KIDSGROVE**
- **BEAUTIFUL OPEN FIELD VIEWS FROM THE FRONT**
- **BRIGHT BAY-FRONTED LIVING ROOM FILLED WITH NATURAL LIGHT**
- **SECOND RECEPTION ROOM WITH SLIDING DOORS OPENING ONTO THE GARDEN**
- **FITTED KITCHEN WITH POTENTIAL TO OPEN PLAN (STPP)**



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A Cinderella Story Waiting for Its Midnight Moment...

Once upon a time, tucked away in a **private cul-de-sac** on Highfield Avenue, Kidsgrove, sat a charming **three-bedroom semi-detached** home just waiting for its magical transformation. Offered for sale with **no upward chain**, this bright and spacious property enjoys open field views to the front, an abundance of natural light, and wonderfully solid foundations – the perfect setting for a true renovation story.

Step through the grand entrance door and into the welcoming hallway, where the story begins. To the front, the **bay-fronted living room** is filled with natural light – a delightful space that could shine beautifully with a little fairy-godmother style updating. At the rear, a second **reception room** opens to the garden through sliding doors, offering a wonderful opportunity to create a space fit for entertaining before the clock strikes twelve.

The **fitted kitchen** is practical and generous in storage, ready for its very own makeover. With the right vision, it could potentially be opened up (STPP) with the dining room to create the true heart of the home – a place where friends and family gather long after the ball has begun. Completing the ground floor is a **laundry room and WC**, both patiently waiting for their own magical touch.

Upstairs, the story continues with **three well-proportioned bedrooms**. The principal bedroom is the star of the show, boasting a charming bay window with scenic views over the fields – a dreamy setting worthy of any fairytale morning. The bathroom currently awaits its transformation but offers the perfect canvas to create a relaxing sanctuary where you can unwind after a busy day.

Outside, the garden offers a mix of lawn and elevated paved areas, providing a wonderful opportunity to design your very own enchanted outdoor retreat. A **detached single garage** and driveway provide excellent parking and storage, with further potential to expand (subject to the necessary permissions).

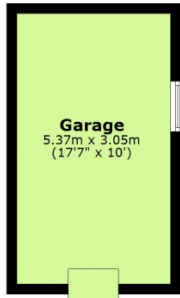
With great bones, wonderful natural light, and endless potential, this home is simply waiting for someone to wave the wand and reveal its full fairytale beauty.

Your happily-ever-after could begin here...

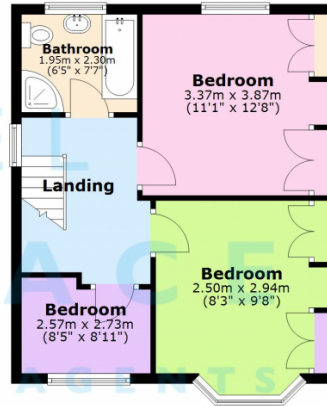
Contact Samuel Makepeace Bespoke Estate Agents today to arrange your viewing and discover the magic waiting behind the door.



Ground Floor



First Floor



Total area: approx. 113.0 sq. metres (1216.1 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	74	79
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Kidsgrove, ST7

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