



## 19 Kempton Grove, Cheadle, Stoke-On-Trent, ST10 1TQ

Offers In The Region Of £170,000

- Semi detached bungalow
- Turnkey property
- Driveway for two vehicles
- Cul-de-sac location
- South facing rear garden
- Close to local amenities
- Fully modernised throughout
- Well presented throughout
- Council tax band A



# 19 Kempton Grove, Stoke-On-Trent ST10 1TQ

Whittaker & Biggs are delighted to offer to the market this charming semi-detached bungalow. With one well-proportioned bedroom and a stylish bathroom, this property is perfect for individuals or couples seeking a peaceful retreat.

The bungalow has been fully modernised and is beautifully presented throughout, ensuring that you can move in with ease and enjoy the contemporary finishes. The inviting reception room provides a warm and welcoming space, ideal for relaxation or entertaining guests.

One of the standout features of this property is the south-facing rear garden, which bathes in sunlight, creating a perfect outdoor haven for gardening enthusiasts or those who simply wish to bask in the sun. The private driveway accommodates parking for two vehicles, adding to the convenience of this lovely home.



Council Tax Band: A



### **Entrance**

5'4" x 4'5"

UPVC double glazed door to the frontage, work surface, space for a tumble dryer, space for an under counter fridge.

### **Sitting Room**

15'6" x 10'2"

UPVC double glazed window to the frontage, radiator, electric stove with hearth and surround.

### **Kitchen**

10'11" x 6'3"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, Bosch ceramic induction hob, Cook & Lewis electric fan assisted oven, ceramic sink and drainer, chrome mixer tap, inset ceiling spotlights, radiator.

### **Internal hall**

2'8" x 2'5"

Airing Cupboard housing the Worcester combi boiler, loft hatch.

### **Bedroom**

10'11" x 9'3"

UPVC double glazed French doors to the rear, radiator.

### **Bathroom**

5'4" x 4'5"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap,

shower over, pedestal wash hand basin, chrome mixer tap, low level WC, tiled floor, inset ceiling spotlights.

### **Externally**

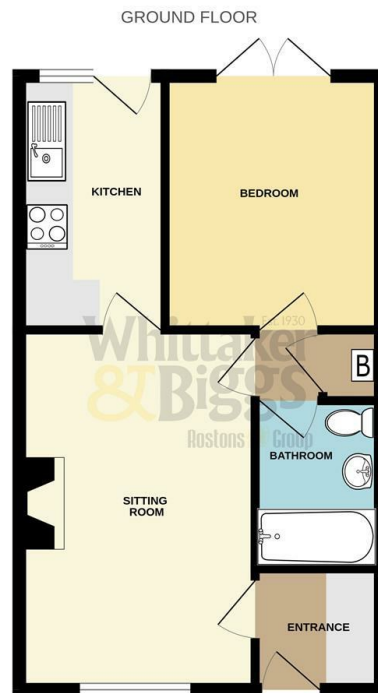
To The frontage, tarmacadam driveway, fence and hedge boundary, gated access to the rear,

To the rear, paved patio, area laid to lawn, well stocked borders, fence boundary.

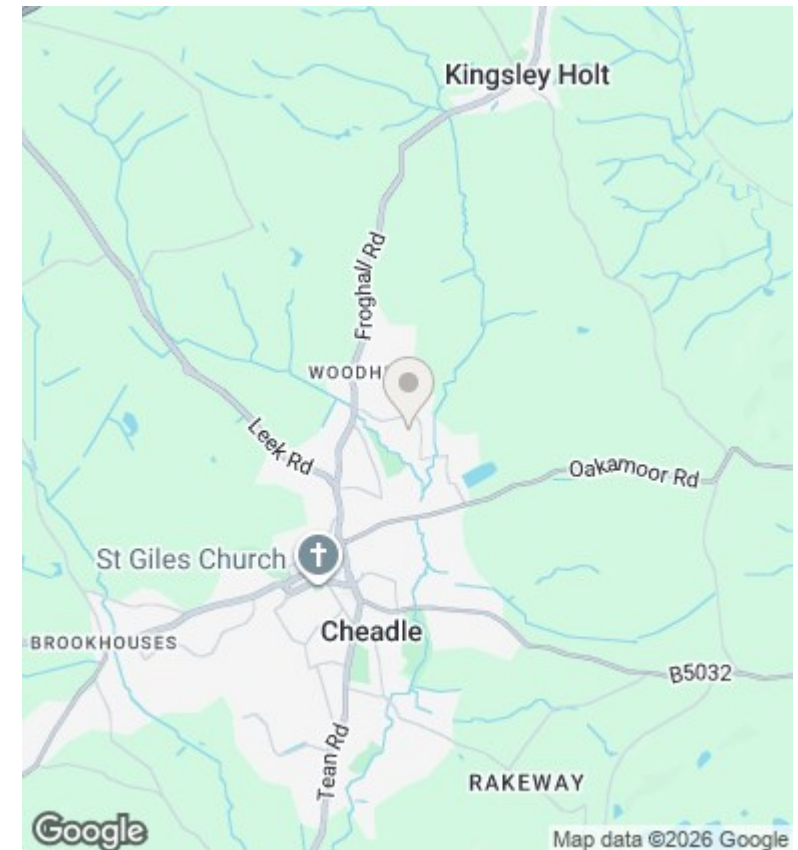








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other space are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

A

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