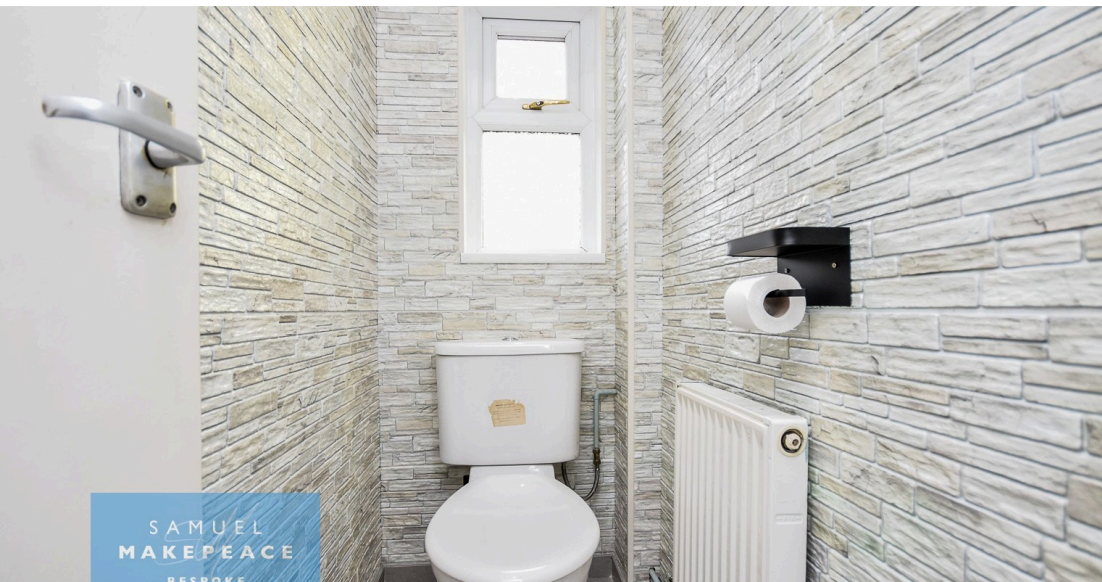




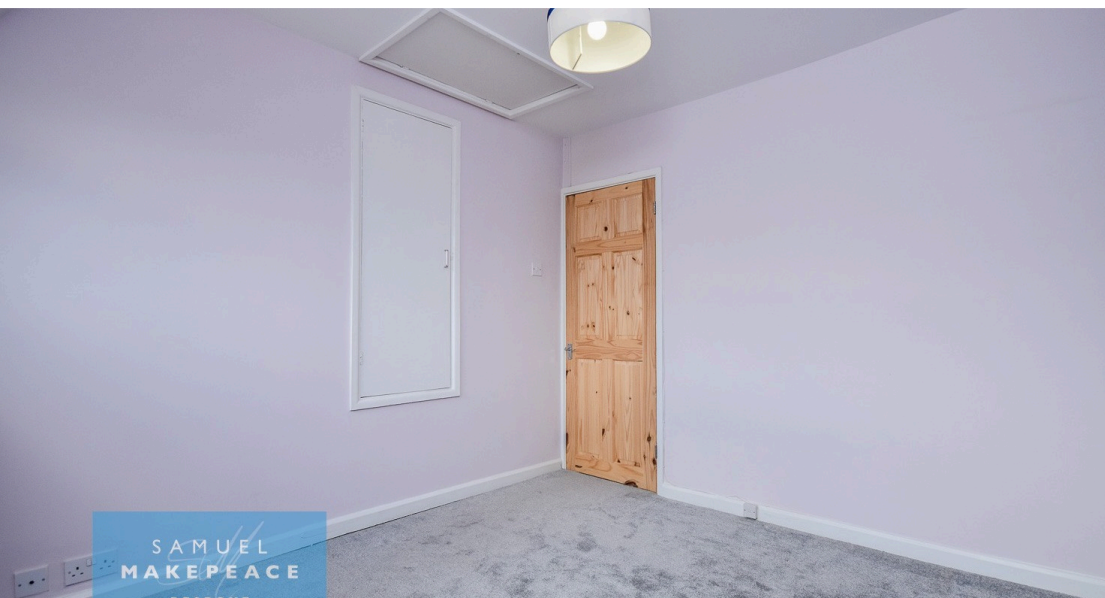
 **3**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- **THREE BEDROOM SEMI DETACHED PROPERTY**
- **DRIVEWAY FOR MULTIPLE WITH GATED SIDE ACCESS**
- **LANDSCAPED GARDEN WITH MATURE FLOWERS AND SHRUBS**
- **MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **LIVING ROOM WITH BOW WINDOW AND FRENCH DOORS**
- **TWO DOUBLE BEDROOMS - ORIGINALLY THREE**
- **THREE PIECE BATHROOM**
- **LOFT WITH FIXED LADDERS, LIGHT AND FULLY BOARDED**
- **GREAT AREA OF KIDSGROVE**
- **EXTERNALLY INSULATED - NO UPWARD CHAIN**



The property has been currently modified to a two bedroom house to suit the current owners needs

“Just a spoonful of sugar helps the medicine go down... in the most delightful way!”

And this home certainly does just that – serving up charm, comfort, and a sprinkle of magic with every step. Perched proudly on Fifth Avenue, this **former three bedroom semi-detached** home offers a **landscaped garden** so breathtaking, even Mary herself would pause mid-flight to admire it – and with **no upward chain**, your move could be as smooth as a ride on the east wind.

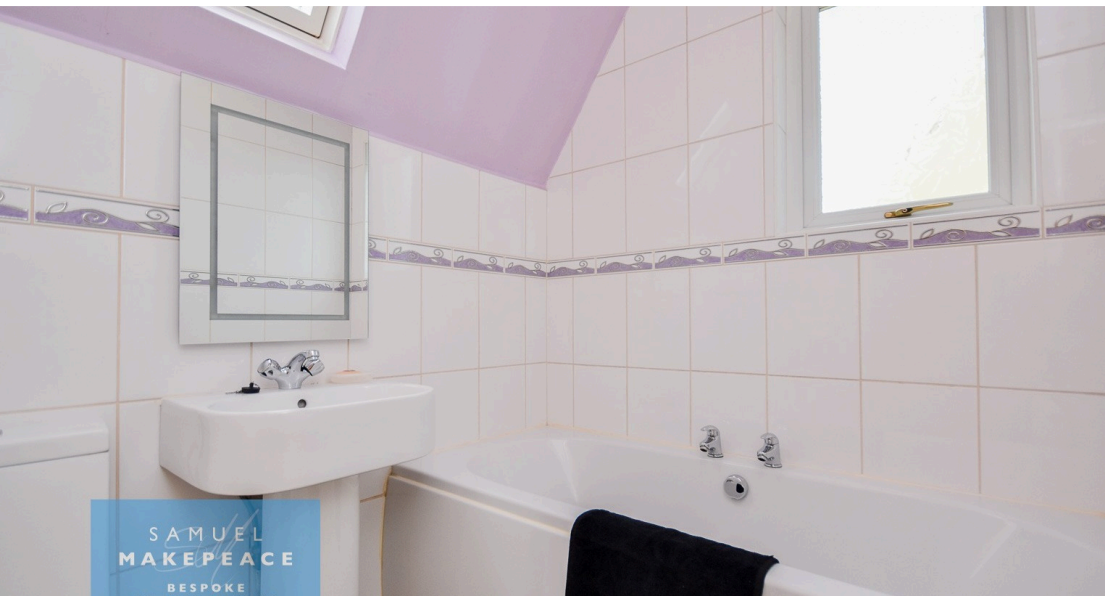
Step inside and you'll be greeted by a welcoming entrance hall – the perfect place to hang your hat (or umbrella!) before gliding effortlessly into the spacious living room. Here, a charming bow window and elegant French doors allow sunlight to pour in. The **kitchen dining area** is a delightful hub of the home – ideal for gathering 'round for tea, chatter, and the occasional spoonful of sugar. Fitted with stylish, cottage-esque white units, a high-spec ceramic sink, and an integrated fridge/freezer, it blends classic charm with modern convenience. A handy ground floor WC and additional pantry and store cupboards add to the home's practicality.

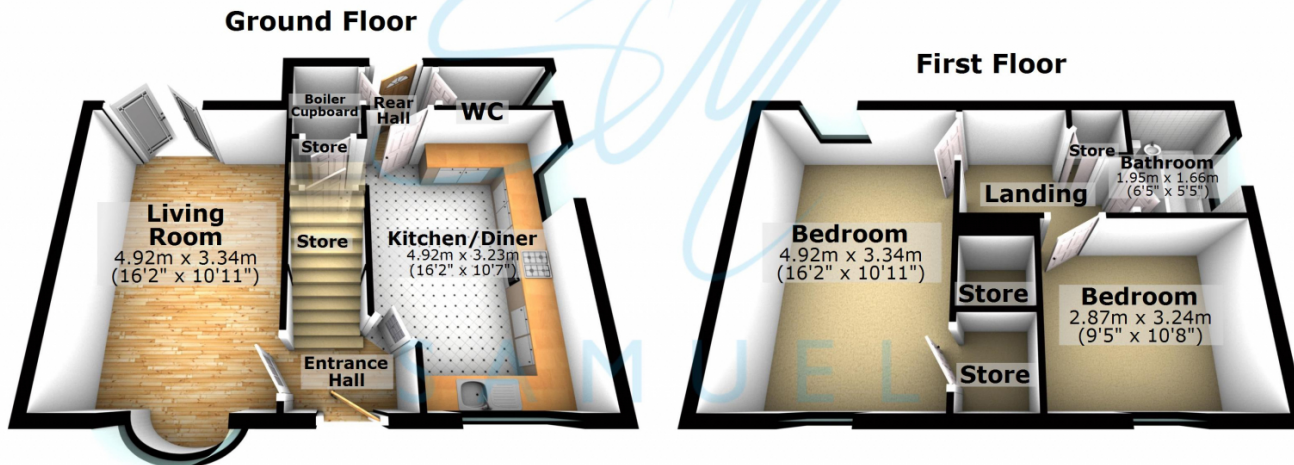
Upstairs, the magic continues. The landing is beautifully illuminated by a Velux window, guiding you to two generous double bedrooms, each filled with natural light and featuring their own useful storage cupboards. One bedroom also offers access to a fully boarded loft – perfect for all your storage needs. The bathroom is a well-appointed three-piece suite, complete with its own Velux window, allowing natural light to stream in and create a bright, airy retreat.

Outside, the exceptionally **generous driveway** provides ample space for parking. To the rear, the garden is nothing short of magical – a fully landscaped haven designed to delight in every season. A charming pergola invites you to sit and unwind, while a wooden shed offers handy storage. The garden is beautifully framed by mature shrubbery, including some rare varieties, and a truly stunning feature tree that stands proudly at its heart. It's a space made for everything from peaceful morning tea to whimsical afternoons spent enjoying nature.

With its blend of elegant charm, practical magic, and timeless style, this home is truly practically perfect in every way. So – gather your broolly, and head straight to Samuel Makepeace Bespoke Estate Agents to arrange your viewing today!**Disclaimer:**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Fifth Avenue, Kidsgrove, Stoke-on-Trent

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Plan produced using PlanUp.

