



STEPHENSON BROWNE

## Liverpool Road, Kidsgrove, Stoke-On-Trent

ST7 4EW



**Offers Over £110,000**

## Description

A TWO DOUBLE BEDROOM mid-terraced home with a GENEROUS GARDEN TO THE REAR, also benefitting from a FIRST FLOOR BATHROOM!

An ideal opportunity for first time buyers to purchase a two bedroom mid-terraced home in a prime position within the heart of Kidsgrove, offering much more than you may expect!

To the ground floor is a lounge and dining room, which opens into the kitchen, whilst to the first floor are two double bedrooms and the family bathroom. The real surprise here is the rear garden, which features a paved yard with steps leading up to a mainly lawned garden with mature shrubs and a seating area, backing onto greenery.

The wealth of amenities within Kidsgrove are quite literally on your doorstep, whilst commuting routes such as the M6, A500 and A34 are within easy reach. Kidsgrove train station is only a short distance away, with a number of schools also available locally.

A rare opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Lounge

11'8" x 11'2"

Fitted carpet, UPVC double glazed front door and timber framed double glazed window, ceiling light point, radiator.

## Dining Room

10'3" x 9'5"

Laminate flooring, timber framed double glazed window, ceiling light point, radiator, under stairs storage cupboard, breakfast bar, opening into;

## Kitchen

11'7" x 5'2"

Laminate flooring, UPVC double glazed rear door and timber framed double glazed window, ceiling light point, radiator, tiled splashback, stainless steel sink with drainer, integrated oven, hobs, space and plumbing for appliances, wall and base units.

## Landing

Fitted carpet, two ceiling light point.



## Bedroom One

15'0" x 11'9"

Fitted carpet, two timber framed double glazed windows, ceiling light point, radiator.



## Bedroom Two

10'5" x 9'5"

Fitted carpet, timber framed double glazed window, ceiling light point, radiator, storage cupboard.



## Bathroom

11'2" x 5'1"

Vinyl laminate effect flooring, timber framed double glazed window, ceiling light point, radiator, airing cupboard housing a combi boiler (which we have been advised is approximately 6 years old and has been serviced annually), part tiled walls, W/C, pedestal wash basin, bath.



Outside

To the rear of the property is a paved yard with an outbuilding for storage, with steps leading to the main garden which is mostly lawned and backs onto greenery.

Council Tax Band

The council tax band for this property is A.

Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

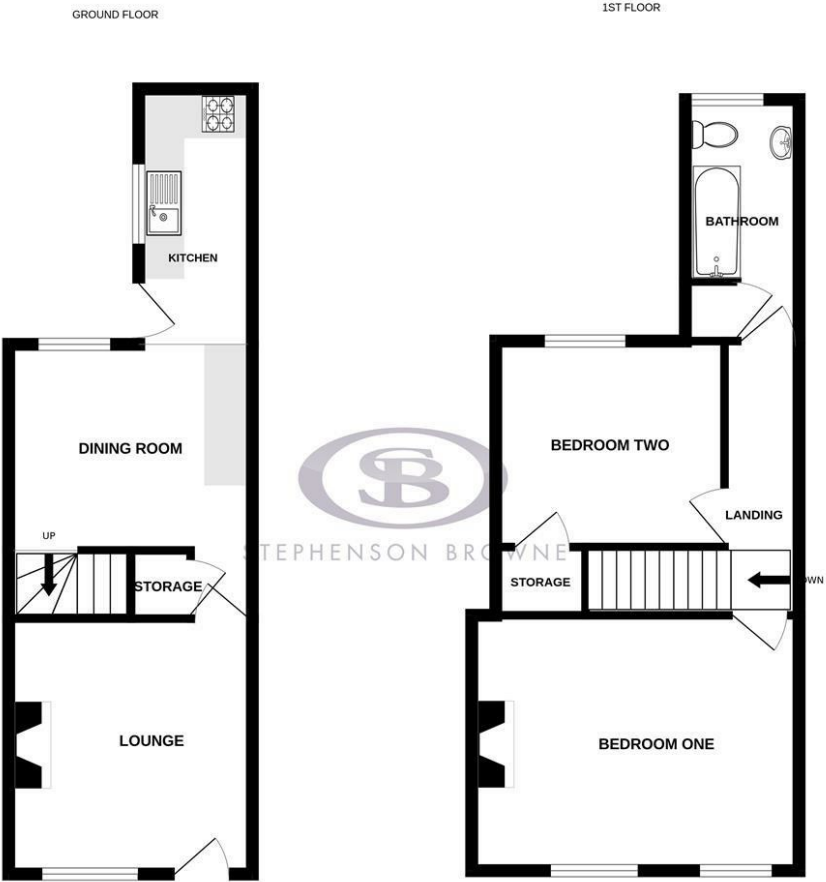
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Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



# Floorplans



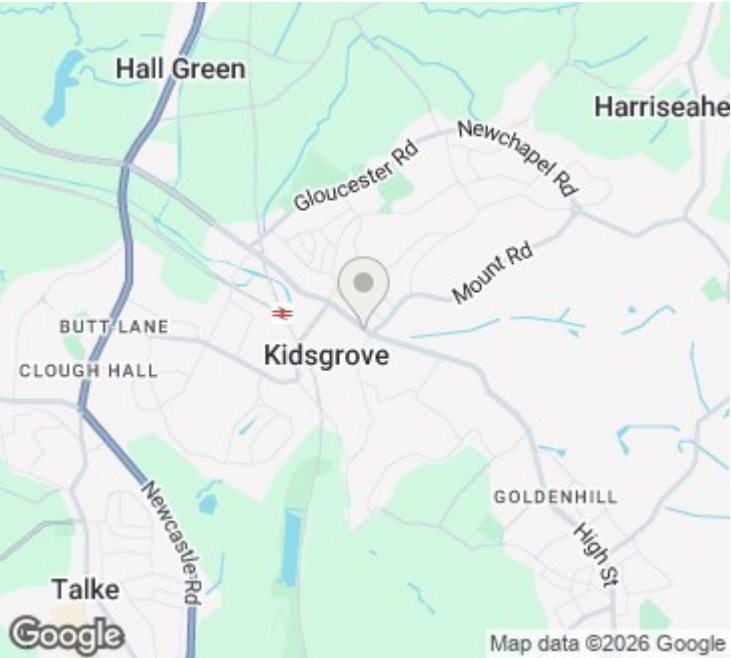
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

# Area Map



# EPC Rating

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk