



218 Whitehill Road

Kidsgrove, ST7 4DT

Offers in excess of £140,000



Calling all first time buyers or investors!!!!!! Here at Carters' we are thrilled to present this end of terrace house which presents an excellent opportunity for both first-time buyers and those seeking a cosy home in a fantastic location.

Upon entering, you are welcomed into a bright and inviting open plan living room / kitchen area, perfect for relaxation or entertaining guests, with a separate utility area to the rear. The layout of the house is both practical and appealing, ensuring that every space is utilised effectively. Also located on the ground floor is a modern three piece fitted bathroom suite, having a corner bath with shower over, and vanity basin unit with handy storage unit under.

Upstairs, there are two spacious bedrooms, the master enjoying far reaching views over Mow Cop. Additionally, there is a loft space with Velux window to the second floor, which is currently being used by the vendor as an office and could serve as a multitude of uses.

Situated in Kidsgrove, residents will benefit from a friendly community atmosphere, with local shops, schools, and parks within easy reach. The area is well-connected, providing access to nearby towns and cities, making it a convenient base for commuting. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this charming property!

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Living Room

11'5" x 11'4" (3.48m x 3.45m)

UPVC double glazed window to the front elevation. UPVC double glazed entrance door to the front elevation.

Feature gas fire with wooden surround and marble hearth. Feature wall lights. Radiator. TV ariel point. Laminate flooring.

Kitchen

11'4" x 10'9" (3.45m x 3.28m)

UPVC double glazed window to the rear elevation.

Fitted shaker style kitchen with a range of wall, base and drawer units. Laminate work surfaces. Tiled splashbacks. Stainless steel sink with mixer tap. Built in electric oven. Built in four ring gas hob. Built in extractor fan. Space and plumbing for a washing machine. Integrated fridge. Integrated freezer. Access to the stairs. Radiator. Laminate flooring.

Utility Area

2'8" x 5'10" (0.81m x 1.78m)

UPVC double glazed entrance door to the side elevation.

Space for a freezer / tumble dryer. Tiled flooring.

Bathroom

5'9" x 8'8" (1.75m x 2.64m)

UPVC double glazed window to

the side elevation.

Modern three piece bathroom suite comprising of; corner bath with wall mounted shower over, vanity basin unit with storage under and low level w.c. Tiled walls. Chrome heated towel rail. Tiled flooring.

Stairs and Landing

Bedroom One

11'7" x 8'6" (3.53m x 2.59m)

UPVC double glazed window to the front elevation.

Built in wardrobe. Radiator.

Bedroom Two

11'1" x 8'6" (3.38m x 2.59m)

UPVC double glazed window to the rear elevation.

Radiator.

Loft Space

9'10" x 10'10" (3.00m x 3.30m)

Loft space currently used as an office. Velux roof light.

Eaves storage space.

Externally

The property is situated in an elevated position, benefitting from far reaching views over Mow Cop and Staffordshire Moorlands.

Outside, to the rear, is a tiered low maintenance garden with artificial grass and a patio area.

Taking centre stage in the garden is a blossoming plumb tree. Raised flower beds. Outside tap. Alley to the side of the property to access the front.

Additional Information

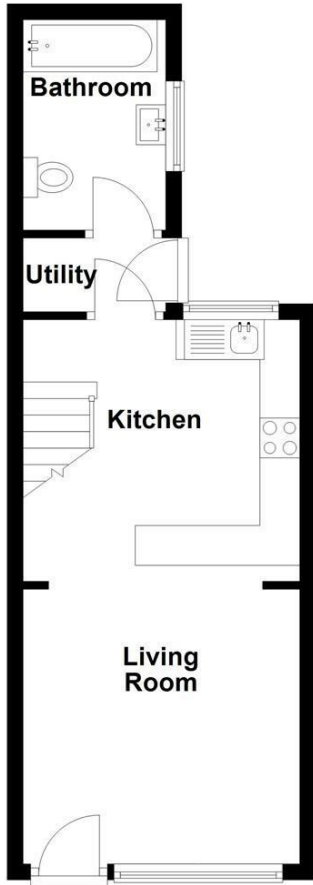
Freehold. Council Tax Band A.

Total Floor Area : 57 Square M / 613 Square Ft.

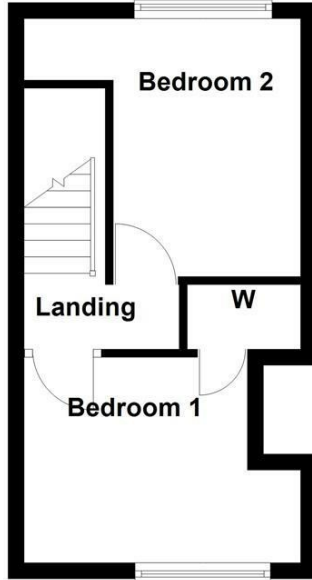
Disclaimer

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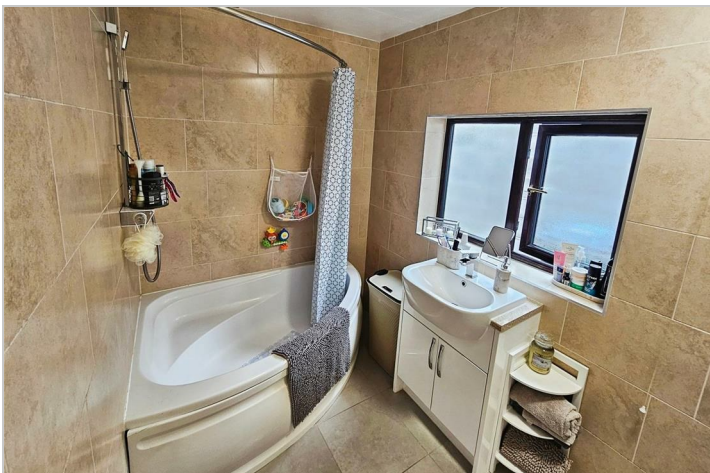
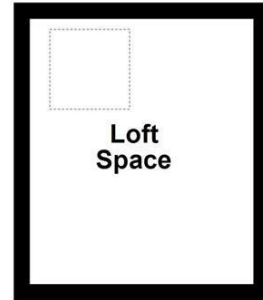
Ground Floor



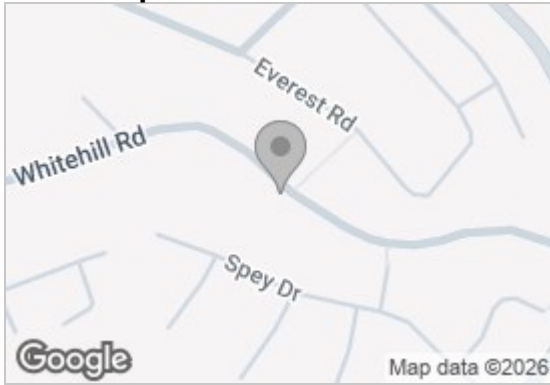
First Floor



Second Floor



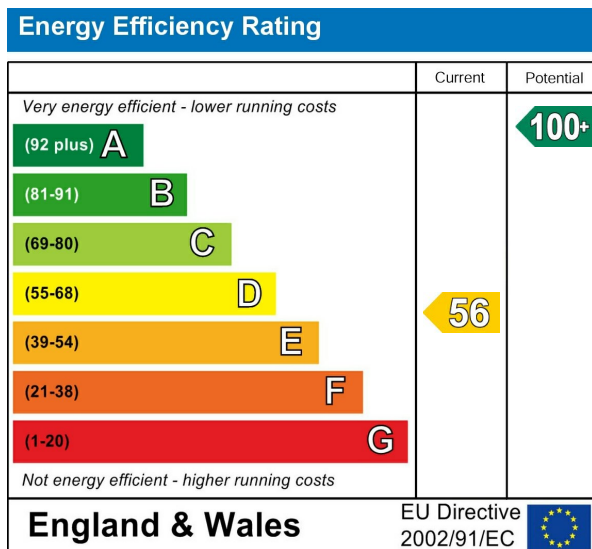
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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