



 **3**  
Bedrooms

 **1**  
Bathroom

 **2**  
Receptions



- SITUATED ON A SOUGHT-AFTER ESTATE CLOSE TO LOCAL SHOPS AND HIGHLY REGARDED SCHOOLS
- GENEROUS OPEN-PLAN LOUNGE/DINER
- SEAMLESS FLOW INTO A CONSERVATORY
- WELL-APPOINTED OPEN-PLAN FITTED KITCHEN
- GROUND FLOOR BENEFITS FROM LAUNDRY ROOM, W/C, AND INTEGRAL GARAGE ACCESS
- SPACIOUS MASTER BEDROOM PLUS TWO WELL-PROPORTIONED ADDITIONAL BEDROOMS
- PAVED DRIVEWAY FOR MULTIPLE & ATTACHED OVERSIZED SINGLE GARAGE



**WEARY DAYS ARE OVER!** We are delighted to present this charming **three-bedroom semi-detached** property, ideally positioned on a sought-after estate just moments from local shops and highly regarded schools.

Step inside to a spacious entrance hall leading through to a generously sized **open-plan lounge and dining area**. A striking bow window floods the space with natural light, creating a warm and welcoming atmosphere. The dining area flows **seamlessly into the conservatory** – perfect for family gatherings or relaxing evenings. The fitted kitchen is well appointed, offering ample storage and space for all your appliances. Completing the ground floor are a convenient **laundry room, a W/C**, and integral access to the garage.

Upstairs, the master bedroom provides a spacious and comfortable retreat, while two further well-proportioned bedrooms offer plenty of space for family, guests, or a home office. A stylishly fitted **shower room** completes the first floor.

Outside, the thoughtfully tiered rear garden offers a peaceful haven with delightful seating areas – the perfect place to unwind after a long day. To the front, **driveway** for two vehicles adds convenience and peace of mind, alongside an **attached oversized single garage**.

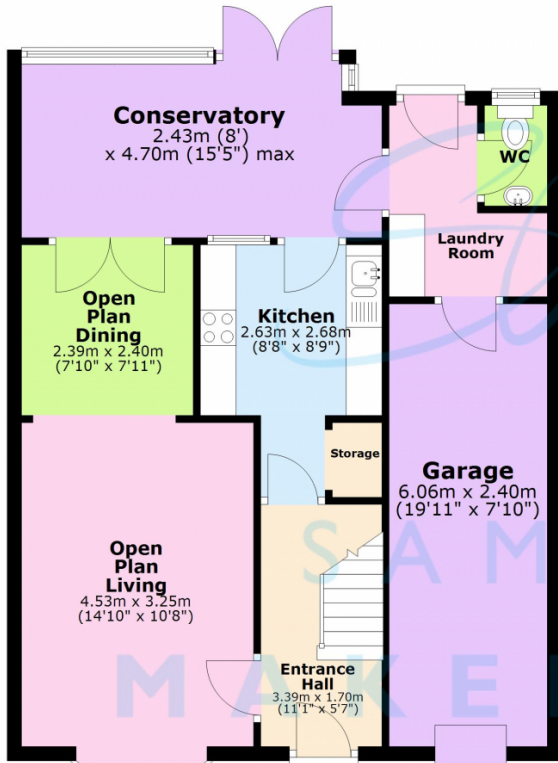
This wonderful home is expected to attract significant interest. Don't miss out – contact Samuel Makepeace today to arrange your viewing and secure this fantastic opportunity before it's gone!

**Disclaimer:**

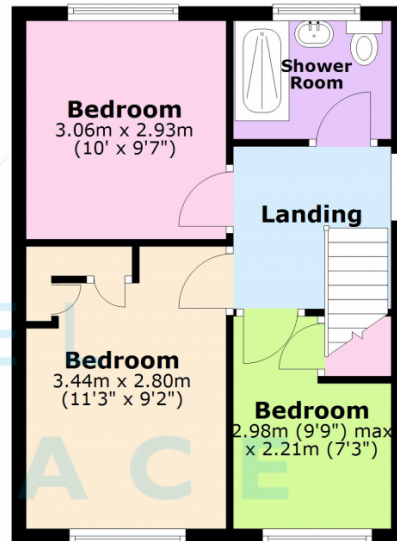
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**Ground Floor**



**First Floor**



Total area: approx. 105.2 sq. metres (1132.9 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>75</b>
(39-54)	<b>E</b>	<b>68</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Weir Grove, Kidsgrove, Stoke-on-Trent

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