



27 Hillside Avenue

Kidsgrove, ST7 4LW

Offers in excess of £225,000



Carters are delighted to present this beautifully appointed detached family home, offering an exceptional opportunity for first-time buyers and growing families seeking space, style, and convenience.

From the moment you step inside, the property impresses with its bright and spacious living room, enhanced by a charming bay window that fills the room with natural light, creating a warm and welcoming atmosphere.

The heart of the home is the stunning modern kitchen, finished to a high specification with Corian worktops and integrated appliances. The adjoining dining area enjoys seamless access to the landscaped rear garden via patio doors, making it perfect for entertaining. Outside, the low-maintenance garden features attractive decking areas and a tranquil pond, providing an ideal setting for summer barbecues, family gatherings, or simply relaxing in your own private outdoor space.

Upstairs, the property offers three generously proportioned bedrooms, providing flexible accommodation for family living, guests, or those working from home. A contemporary three-piece family bathroom completes the first-floor accommodation.

Ideally situated close to a wide range of local amenities, the home provides excellent everyday convenience. Families will appreciate the proximity to highly regarded schools, while the nearby Bath Pool Country Park offers a wonderful setting for walking, recreation, and outdoor leisure.

Combining modern finishes, generous living space, and a sought-after location, this is a superb turnkey home that is sure to appeal to a variety of buyers. Early viewing is highly recommended to avoid disappointment.

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Entrance Porch

UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the front and side elevations. Tiled flooring.

Living Room

15'1" x 14'3" (4.60m x 4.34m)

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

Coving to the ceiling. Stairs to the first floor. Electric fire with a marble surround. Feature wall paneling. Two radiators. TV point.

Kitchen / Dining Room

11'3" x 15'1" (3.43m x 4.60m)

UPVC double glazed sliding patio doors to the rear elevation leading to the garden. UPVC double glazed window to the rear elevation. Stylish fitted kitchen incorporating a range of wall, base and drawer units. Corian work surfaces. Composite resin sink with a hose mixer tap. Built in electric oven. Built in four ring gas hob. Built in extractor

hood. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for a washing machine. Recessed ceiling down lighters. Radiator. Tiled flooring.

Stairs and Landing

Solid oak handrail with glass balustrade.

Access to the fully boarded loft space which has a fitted ladder.

Bedroom One

8'10" x 11'2" (2.69m x 3.40m)

UPVC double glazed window to the front elevation. Recessed ceiling down lighters. Wardrobes included. TV point. Radiator.

Bedroom Two

11'3" x 7' (3.43m x 2.13m)

UPVC double glazed window to the rear elevation. Recessed ceiling down lighters. Built in wardrobe. Radiator. TV point.

Bedroom Three

6' x 6'5" (1.83m x 1.96m)

UPVC double glazed window to the front elevation. Recessed ceiling down lighters. Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Luxurious three piece family bathroom suite comprising of; a panel jacuzzi bath with a shower over, pedestal wash hand basin and a mid level w.c. Fitted storage cabinet. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Panel radiator. LVT flooring.

Externally

To the front of the property is a block-paved driveway providing off-road parking for up to three vehicles, leading to a carport with an electric up-and-over garage door.

To the rear is a tiered, landscaped, low-maintenance south-facing garden featuring two timber decking areas and artificial grass, creating an ideal space for outdoor entertaining and relaxation. The garden also benefits from hot and cold external taps, outdoor power sockets, and a pond stocked with carp, which are included in the sale.

Additional Information

Freehold. Council Tax Band

C.

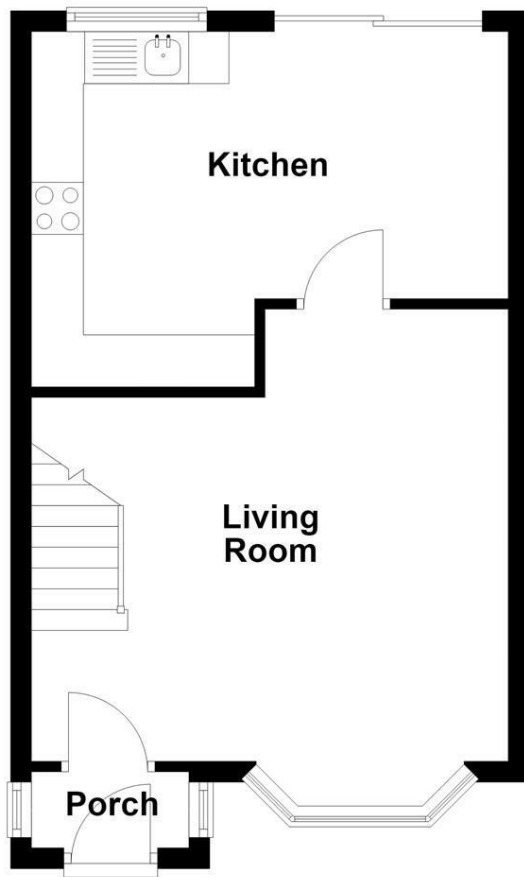
Total Floor Area: 65 Square Meters / 699 Square Foot.

Disclaimer

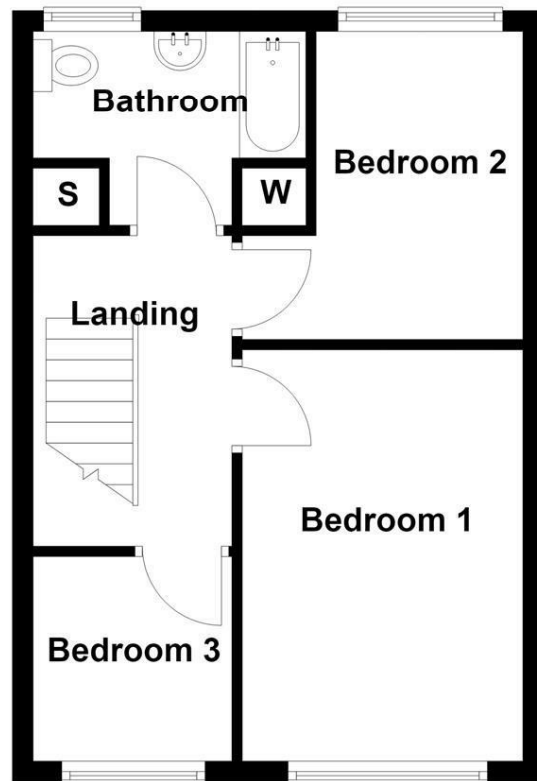
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Tel: 01782 470391

Ground Floor



First Floor



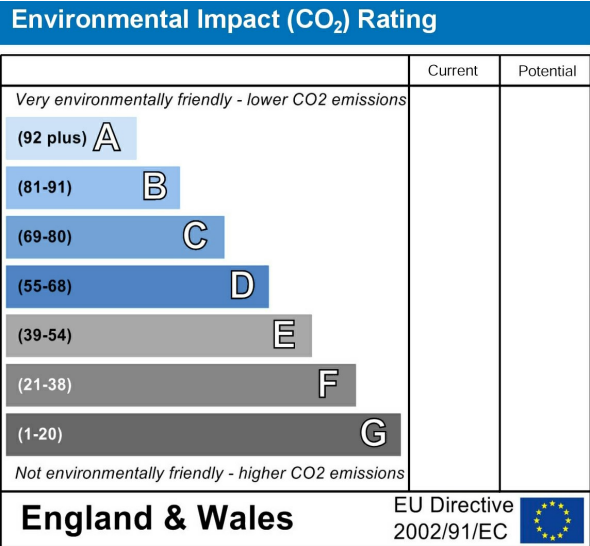
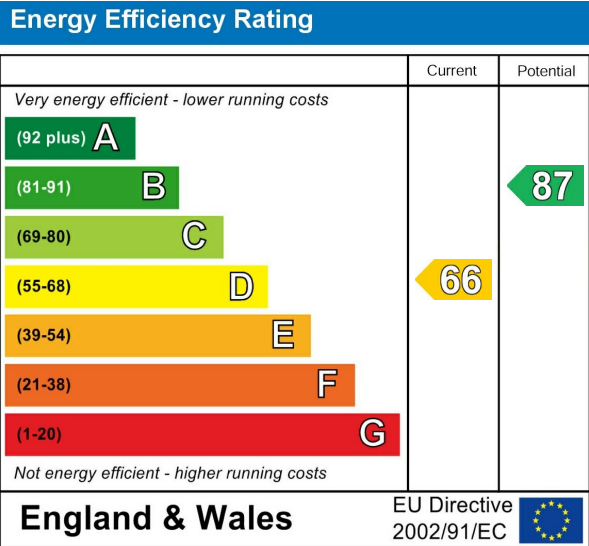
Road Map



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.