



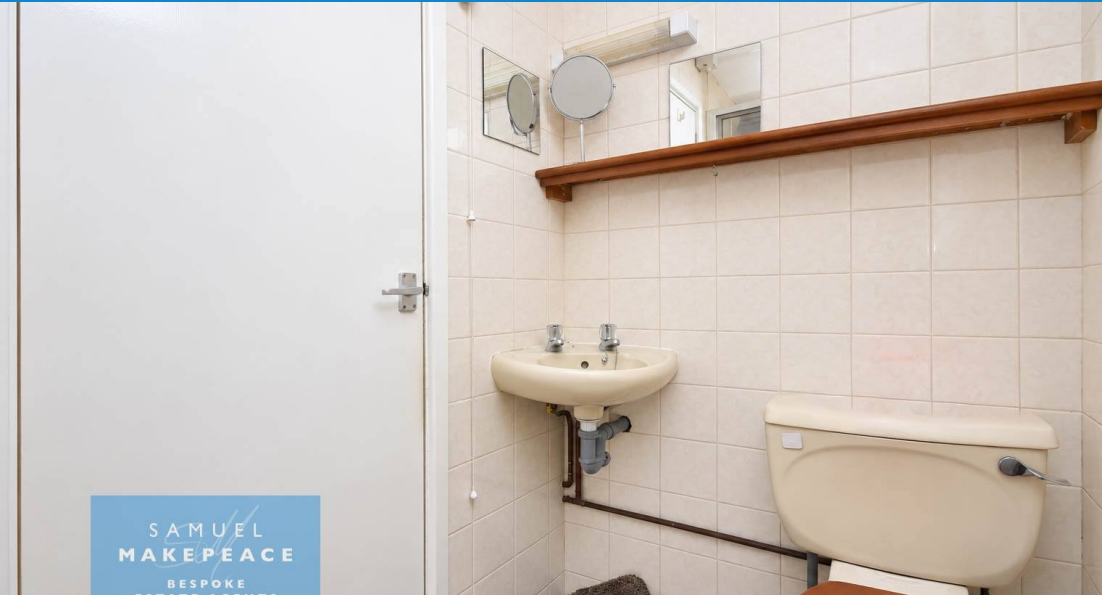
 **2**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- TWO BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE
- GORGEOUS KITCHEN
- LOADS OF POTENTIAL
- TWO DOUBLE BEDROOMS
- UPSTAIRS SHOWER ROOM
- GROUND FLOOR WC
- LOVELY GARDENS
- SOLAR PANELS PRODUCING £1000 A YEAR INCOME
- NO UPWARD CHAIN!



Occupying a larger than average plot within a popular and convenient residential location, this spacious semi-detached home is offered for sale with NO UPWARD CHAIN and enjoys a pleasant outlook to the front. The generous plot is a particular feature of the property, providing excellent outside space and adding to the overall sense of space and privacy.

The well-proportioned accommodation comprises a rear entrance hall and useful ground-floor cloakroom/WC with shower. An inner hallway leads through to the generous lounge, which enjoys an attractive outlook across the substantial front garden and provides a bright and welcoming living space.

The ground floor is completed by a modern fitted kitchen featuring integrated appliances including, fridge freezer, dishwasher and oven. While to the first floor are two well-proportioned double bedrooms together with a family bathroom benefiting from a separate Jacuzzi shower.

Externally, the property really comes into its own. Set on a larger than normal plot, there is a garden area to the rear together with a particularly generous front garden, mainly laid to lawn and enjoying a pleasant outlook. The additional outside space is a notable feature and offers plenty of scope for buyers looking for a home with more outdoor space than typically found with similar properties.

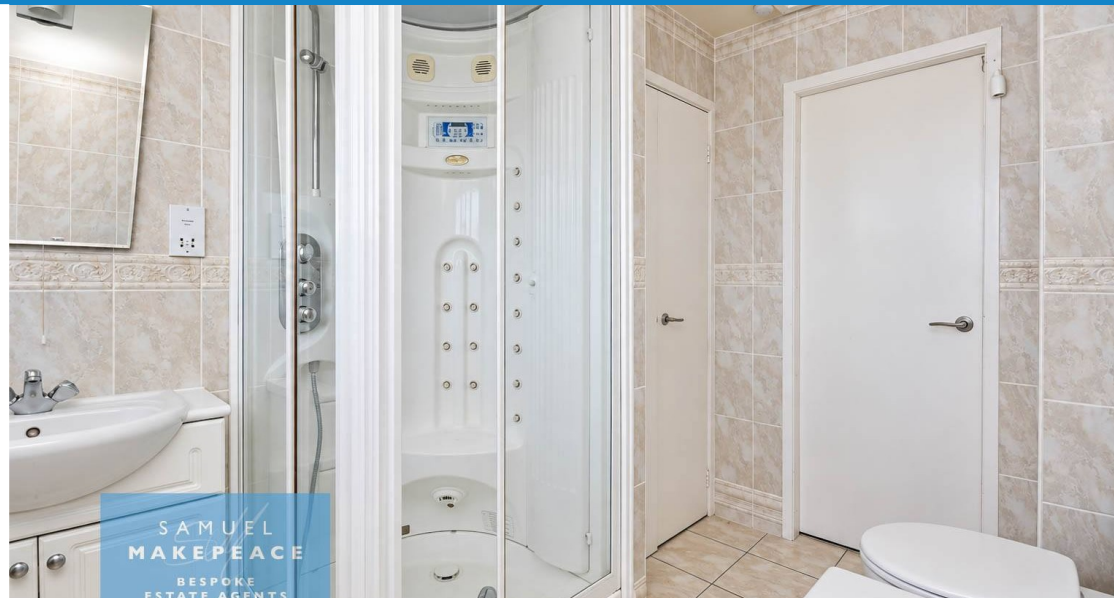
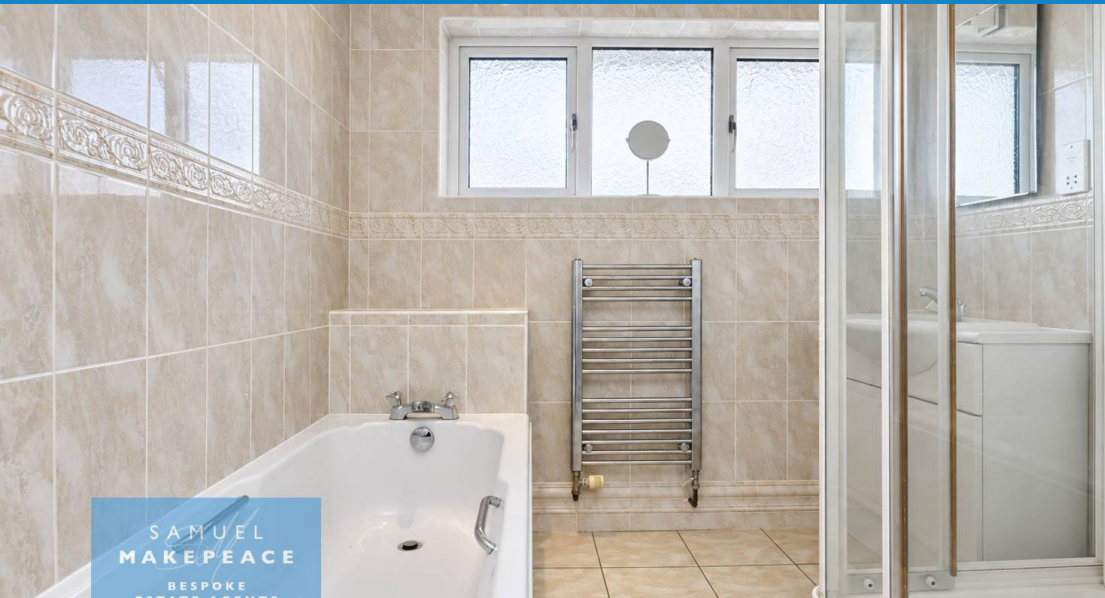
Further benefit of the solar panels currently generate an income of approximately £1,000 per annum, providing an attractive additional benefit alongside the potential for reduced energy costs.

Conveniently positioned for access to local shops, amenities and everyday facilities, the property is also well placed for excellent road and rail connections.

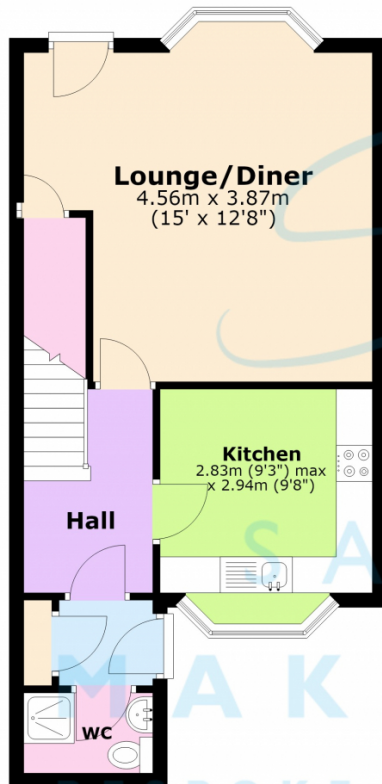
With its generous plot, spacious accommodation, pleasant outlook and no upward chain, this is a property that deserves to be viewed to fully appreciate everything it has to offer. Early viewing is highly recommended - Contact Samuel Makepeace Bespoke Estate Agents.

Disclaimer:

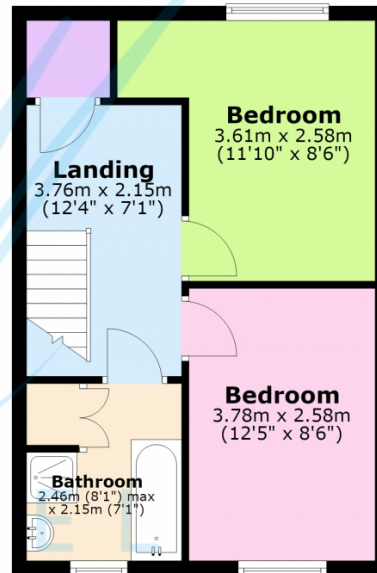
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Ground Floor



First Floor



Total area: approx. 77.2 sq. metres (830.6 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Kidsgrove, ST7

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