



42 High Street

Kidsgrove, ST7 4RL

Offers in excess of £165,000



Carters are delighted to welcome to the market this beautifully maintained two-bedroom semi-detached property, ideally situated in the semi-rural location of The Rookery and offered for sale with no onward chain.

To the front of the property is a paved driveway providing off-road parking for several vehicles, complemented by a raised rock garden planted with a variety of flowers and shrubs. The driveway leads to a generously sized garage, offering excellent additional parking or storage space.

Upon entering the property, you are welcomed into a spacious open-plan living and dining room, featuring a gas fire and useful under-stairs storage. The accommodation continues into a solid wood fitted kitchen with a range of fully integrated appliances. Completing the ground floor is a well-appointed four-piece bathroom suite.

To the first floor are two double bedrooms, together with a separate dressing area and a useful study, ideal for those working from home.

This well-presented home would make an excellent purchase for first-time buyers, investors or those looking to enjoy a quieter semi-rural setting. Early viewing is highly recommended.

To arrange your viewing, contact Carters on 01782 470391.

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Living Room

12' x 12'8" (3.66m x 3.86m)
UPVC double glazed window and entrance door to the front elevation.
Feature fireplace. Radiator. Fitted carpet.
Opening into;

Dining Room

9'7" x 12'11" (2.92m x 3.94m)
UPVC double glazed window to the side elevation.
Radiator. Under stairs storage cupboard. Access to stairs to the first floor. Fitted carpet.

Kitchen

11'4" x 9'7" (3.45m x 2.92m)
UPVC double glazed window and entrance door to the side elevation.
Solid wood fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. One and a half bowl stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring hob with an extractor over. Space and plumbing for a washing machine. Integrated fridge. Integrated freezer. Partially tiled walls.

Bathroom

6'6" x 11'5" (1.98m x 3.48m)
UPVC double glazed window to the side elevation.
Four piece bathroom suite comprising of; a panel bath, a shower enclosure, pedestal wash hand basin and a mid level w.c. Tiled walls and flooring. Radiator.

Stairs and Landing

Fitted carpet.

Bedroom One

12' x 12'10" (3.66m x 3.91m)
UPVC double glazed window to the front elevation.
Fitted wardrobes and drawer units. Radiator. Fitted carpet.

Bedroom Two

9'8" x 11'3" (2.95m x 3.43m)
UPVC double glazed window to the rear elevation.
Access to the loft space which has a fitted ladder and lighting. Built in storage cupboard. Radiator. Fitted carpet.
Door leading to :

Dressing Area

11'3" x 6'6" (3.43m x 1.98m)
UPVC double glazed window to the side elevation.
Fitted wardrobes. Radiator. Fitted carpet.
Door leading to:

Study

6'10" x 11'6" (2.08m x 3.51m)
Two UPVC double glazed windows to the side and rear elevations.
Fitted wardrobes. Radiator. Fitted carpet.

Garage

10' x 19' approximately (3.05m x 5.79m approximately)
Brick-built garage, with an electric garage door. UPVC double glazed side access door.
Gas central heating boiler.

Externally

To the front of the property is a paved driveway providing off-road parking for several vehicles, complemented by a raised rock garden planted with a variety of flowers and shrubs. The driveway leads to a generously sized garage, offering excellent additional parking or storage space.

Off the garage is a paved patio area suitable for entertaining.

Additional Information

Freehold. Council Tax Band

C.

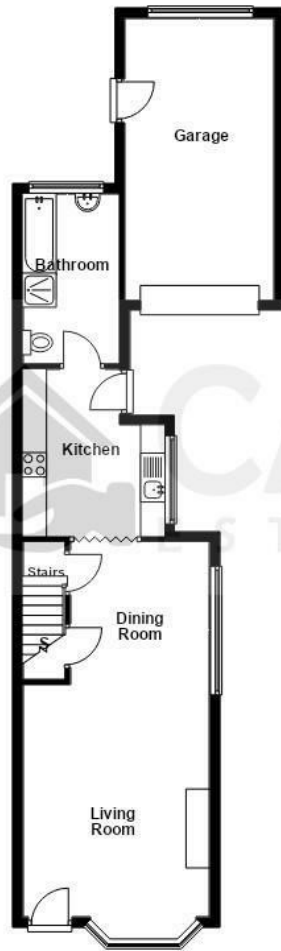
Total Floor Area: 1270 Square Foot / 118 Square Meters.

Disclaimer

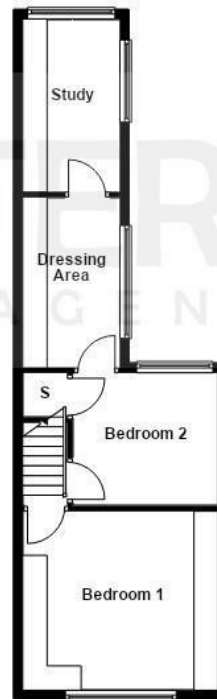
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Tel: 01782 470391

Ground Floor



First Floor



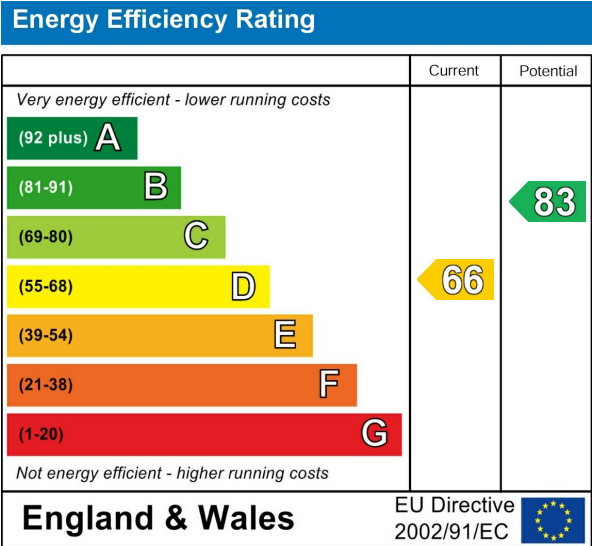
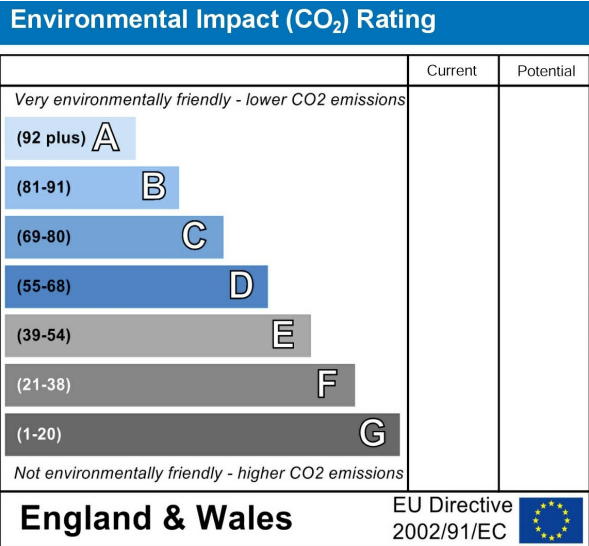
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.