



Liverpool Road,
Kidsgrove



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £80,000

Substantial end of terrace property providing spacious living accommodation with rear garden and garage. This property which is located close to Kidsgrove town centre and with easy access to the A34 is offered with no chain involvement.





Ground Floor

Reception Room One

3.59m x 3.41m (11' 9" x 11' 2") A double glazed bay window and radiator.

Reception Room Two

3.85m x 3.48m (12' 8" x 11' 5") A double glazed window to the rear and radiator.

Kitchen

3.01m x 2.05m (9' 11" x 6' 9") A range of wall and base units, stainless steel sink basin, boiler to the wall, double glazed window.

Bathroom

2.06m x 1.67m (6' 9" x 5' 6") A bath, pedestal hand wash basin, low level W/C and radiator.

First Floor

Bedroom One

3.83m x 3.39m (12' 7" x 11' 1") Two double glazed windows, radiator and carpet flooring.

Bedroom Two

3.58m x 3.49m (11' 9" x 11' 5") A double glazed window, storage cupboard, radiator and carpet flooring.

External

A paved yard to the rear with steps leading to a detached garage.

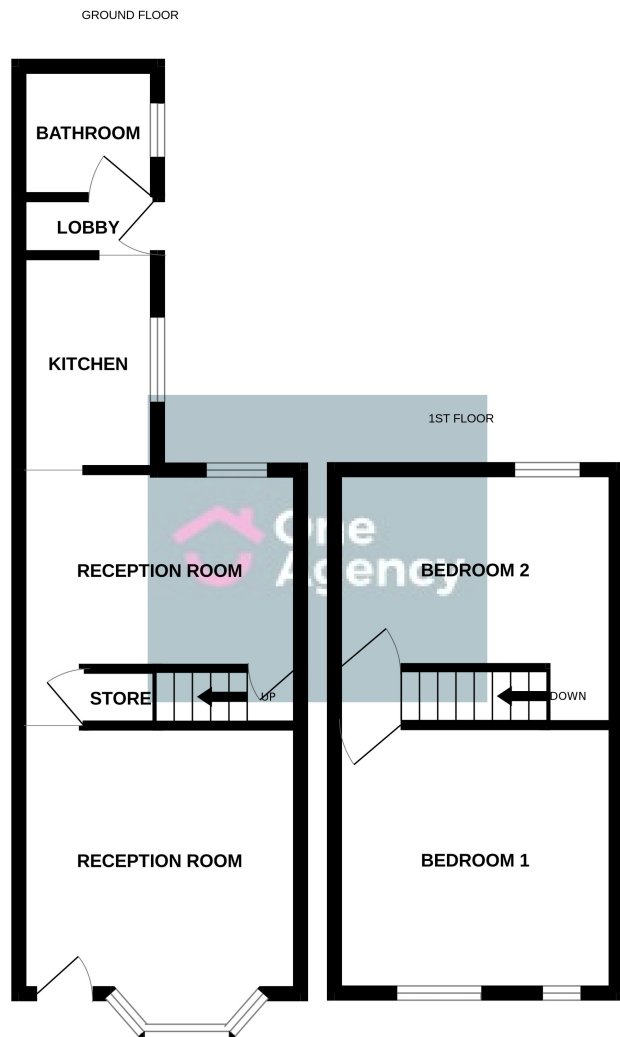
Detached Garage

7.29m x 3.06m (23' 11" x 10' 0")

AGENTS NOTES

The council tax band is A. The local authority is Newcastle-under-Lyme.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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