



Sussex Drive,
Kidsgrove, Stoke-on-
Trent



OneAgency

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£110,000

A semi detached house which is ideal for both first time buyers and landlords, situated in the popular location of Kidsgrove. The property has convenient access for the A500 & M6. The property benefits from front and rear gardens and is offered with no chain involvement.





Ground Floor

Hallway

A UPVC front door, radiator, under stairs storage and carpet flooring.

Lounge

4.25m x 5.43m (13' 11" x 17' 10") A double glazed window to the front, fireplace and surround, sliding door to garden, radiator and carpet flooring.

Kitchen

4.26m x 2.63m (14' 0" x 8' 8") A range of matching base units, stainless steel sink basin, oven and gas hob over with tiled splashback, plumbing for a washing machine, space for a fridge/freezer, UPVC door to side, double glazed window to the rear elevation, radiator and lino flooring.

First Floor

Bedroom One

4.00m x 2.80m (13' 1" x 9' 2") A double glazed window to the front, radiator and carpet flooring.

Bedroom Two

4.00m x 2.55m (13' 1" x 8' 4") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

2.00m x 2.79m (6' 7" x 9' 2") A double glazed window to the front, radiator, storage space and carpet flooring.

Bathroom

A white suite comprising of a bath, pedestal hand wash basin, W/C, double glazed window to the rear, radiator and lino flooring.

External

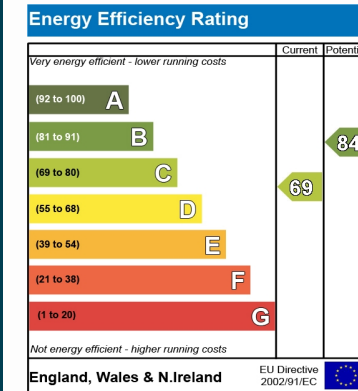
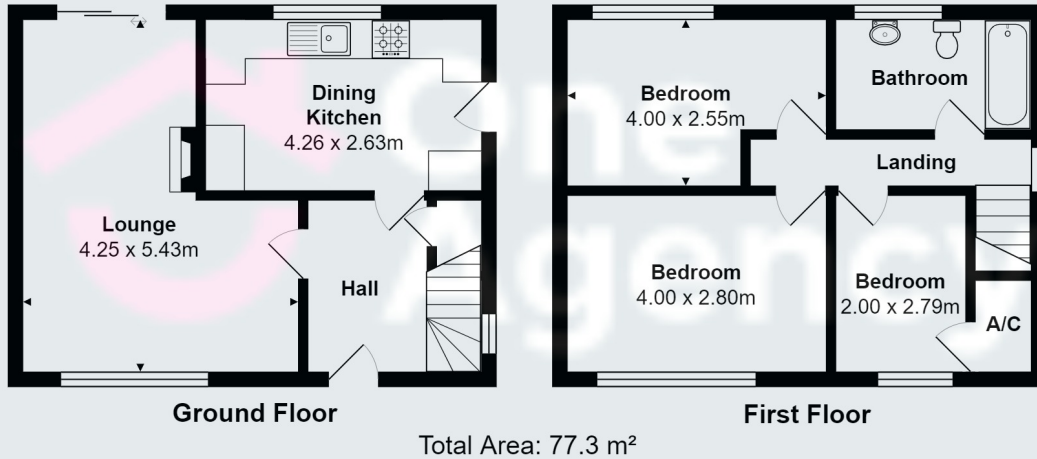
Front - A lawned section with shrub borders.

Rear - A lawned section, patio area and space for a shed.

Agents Notes

A demolition and re-build of the property was carried out in 1993. and we have certification regarding this available on request. Buyers are advised to share this information and with mortgage lenders / advisors at the earliest opportunity and also advise them we understand the property next door has not had the works carried out.

All contents, positioning & measurements are approximate and for display purposes only



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

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.