



Winghay Road,
Kidsgrove, Stoke-on-
Trent



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £279,000

A generously sized three bedroom detached property on a large plot. The property benefits from a block paved driveway, attached garage, decked balcony with french doors and re-decorated and carpeted throughout. An ideal property for a growing family in the popular location of Kidsgrove! Located close to commuter links, schools and local amenities. Viewing is highly advised. No Chain!





Ground Floor

Hallway

UPVC front door, radiator and carpet flooring.

Guest W/C

A low level W/C, hand wash basin, radiator, double glazed window and vinyl flooring.

Lounge

4.87m x 3.14m (16' 0" x 10' 4") A double glazed bay window to the front, sliding door to the rear, fireplace and surround, radiator and carpet flooring.

Kitchen

3.29m x 2.37m (10' 10" x 7' 9") A range of wall and base units with worktops, sink basin, integral oven and gas hob and hood over, space for a fridge/freezer, double glazed window, radiator, UPVC door and tiled flooring.

Dining Room

3.04m x 2.32m (10' 0" x 7' 7") A double glazed window to the front, radiator and carpet flooring.

First Floor

Landing

French doors to balcony with decking, airing cupboard and carpet flooring.

Bedroom One

4.07m x 3.23m (13' 4" x 10' 7") A double glazed bay window to the front, radiator and carpet flooring.

En Suite

2.54m x 1.15m (8' 4" x 3' 9") A walk in shower unit, pedestal hand wash basin, low level W/C, double glazed window, radiator and vinyl flooring.

Bedroom Two

3.06m x 2.75m (10' 0" x 9' 0") A double glazed window, radiator and carpet flooring.

Bedroom Three

3.37m x 2.05m (11' 1" x 6' 9") A double glazed window, radiator and carpet flooring.

Bathroom

2.22m x 1.87m (7' 3" x 6' 2") A white suite with bath, pedestal hand wash basin, low level W/C, double glazed window, radiator and vinyl flooring.

External

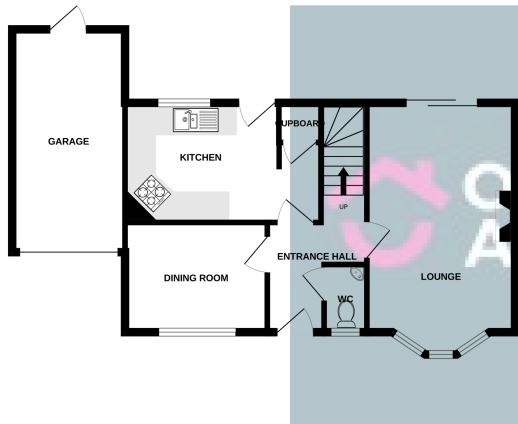
Front - A block paved driveway for off road parking and mature shrubs.

Rear - A paved patio area, mature garden with pebbled area and fenced borders.

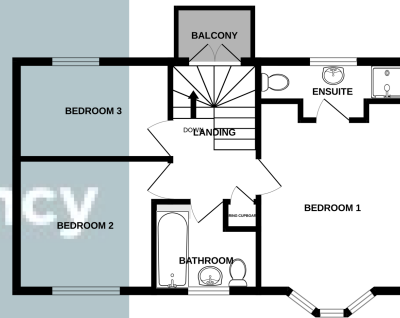
Garage

5.04m x 2.52m (16' 6" x 8' 3")


GROUND FLOOR



1ST FLOOR



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		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(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

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