



Nelson Buildings,
Kidsgrove ST7



OneAgency

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£575 pcm

A two bedroom terraced property located in a sought after location on the edge of Kidsgrove. Recently refurbished and offered unfurnished. The property is Managed by OneAgency.





LIVING ROOM

3.59m x 3.36m (11' 9" x 11' 0")

Window and door to the front, carpeted, radiator and inset coal effect gas fire in a feature fireplace.

DINING ROOM

3.60m x 2.78m (11' 10" x 9' 1")

Window to the rear, wood effect flooring, radiator, under stair store.

KITCHEN

2.48m x 1.96m (8' 2" x 6' 5")

Window and door to the rear garden, tiled floor, radiator. Fitted with a range of wall, base and drawer storage units, electric hob and oven and extractor fan.

BATHROOM

2.18m x 2.04m (7' 2" x 6' 8")

Window to the side, tiled floor, heated towel rail. Suite comprises of panelled bath with shower from the taps, wash hand basin and WC.

BEDROOM ONE

3.69m x 3.46m (12' 1" x 11' 4")

Window to the front, carpeted, radiator, 2 x free standing wardrobes.

BEDROOM TWO

3.45m x 2.78m (11' 4" x 9' 1")

Window to the rear, carpeted, radiator, built in storage.

LOFT

3.60m x 3.54m (11' 10" x 11' 7")

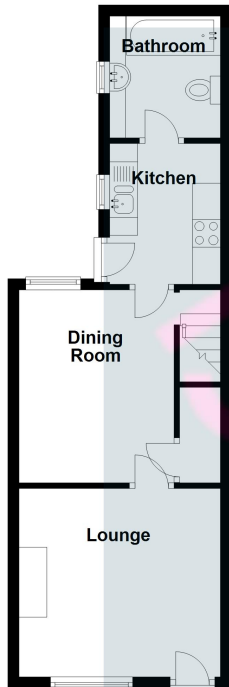
Loft area with pull down ladder access. The area has its own radiator, inset spot lighting and a velux style window. The area is for STORAGE ONLY.

EXTERIOR

To the rear of the property is a paved yard with a pedestrian access gate.

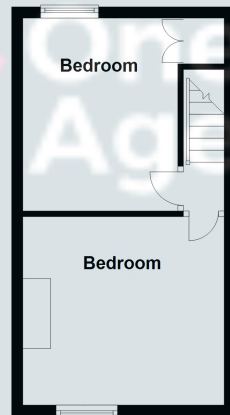
Ground Floor

Approx. 373.4 sq. feet



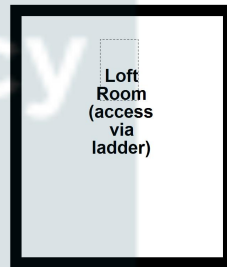
First Floor

Approx. 268.9 sq. feet



Second Floor


Approx. 167.5 sq. feet



Total area: approx. 809.8 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(56 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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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.**

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