



Lincoln Road,  
Kingsgrove



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# Offers in Excess of £70,000

**CASH OFFERS INVITED.** A three bedroom semi-detached house located in Kidsgrove, Stoke-on-Trent in need of modernisation. The property offers generously sized accommodation with a large living room and three good sized bedrooms. It is within close proximity to local amenities and has access to good commuter links via Kidsgrove train station. No chain.

We understand the property is a Schindler style construction and therefore cash offers are invited.





## Ground Floor

### Entrance Hall

2.36m x 1.8m (7' 9" x 5' 11") Door to front, stairs leading to first floor, radiator

### Living Room

4.81m x 5.47m (15' 9" x 17' 11") Double glazed window to front and rear, radiator

### Kitchen

3.59m x 3.58m (11' 9" x 11' 9") Mixture of wall, base and drawer units, double glazed window to rear, storage cupboard, radiator, door to side

## First Floor

### Landing

Access to loft

### Family Bathroom

1.98m x 1.68m (6' 6" x 5' 6") Double glazed window to rear, panel bath with shower attachment, wash hand basin,

boiler, radiator

### Separate WC

0.77m x 1.76m (2' 6" x 5' 9") Double glazed window to side, WC

### Bedroom One

4.29m x 2.93m (14' 1" x 9' 7") Double glazed window to front, radiator

### Bedroom Two

4.29m x 2.47m (14' 1" x 8' 1") Double glazed window to rear, radiator

### Bedroom Three

2.83m x 2.81m (9' 3" x 9' 3") Double glazed window to front, storage area, radiator

### External

Gardens to front and rear

### Agent Notes

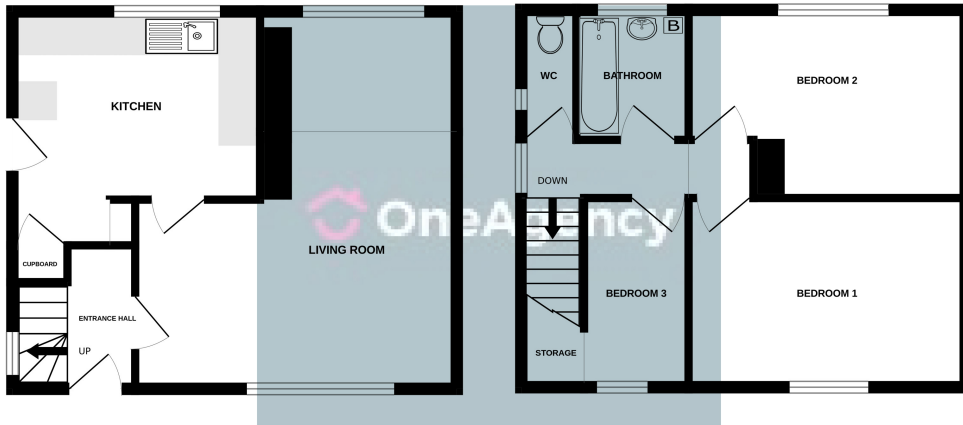
Newcastle-under-Lyme  
Council - Council Tax Band A

Borough

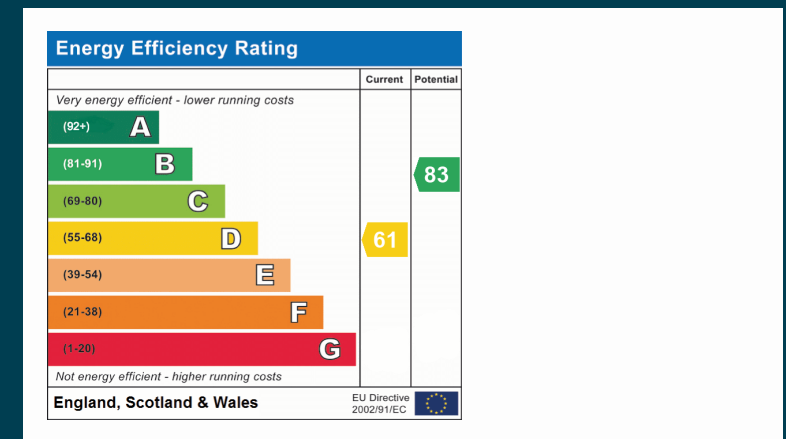


GROUND FLOOR

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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