



Park Avenue,
Kingsgrove



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £235,000

A mature three bedroom semi-detached house in the popular location of Kidsgrove. The property benefits from two reception rooms, garage with electric door and generous sized rear garden space. This property would be ideally suited to first time buyers or a family looking to upsize. The property is located close to amenities, schools and commuter links such as A50 & M6. Viewing is highly advised. No Chain!





Ground Floor

Hallway

3.67m x 2.75m (12' 0" x 9' 0") Front door, under stairs storage and carpet flooring.

Reception Room One

3.65m x 3.63m (12' 0" x 11' 11") A double glazed bay window, fireplace and surround and carpet flooring.

Reception Room Two

4.08m x 3.63m (13' 5" x 11' 11") Door to a balcony, double glazed windows, storage and carpet flooring.

Kitchen

2.75m x 2.63m (9' 0" x 8' 8") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, integral fridge, double glazed window and tiled flooring.

First Floor

Bedroom One

3.67m x 3.25m (12' 0" x 10' 8") A double glazed bay window, fitted wardrobes and carpet flooring.

Bedroom Two

3.96m x 3.62m (13' 0" x 11' 11") A double glazed window and carpet flooring.

Bedroom Three

2.78m x 2.76m (9' 1" x 9' 1") A double glazed window and carpet flooring.

Bathroom

2.70m x 2.41m (8' 10" x 7' 11") A bath, hand wash basin, low level W/C, airing cupboard, double glazed window, radiator and carpet flooring.

External

Front - A block paved driveway for off road parking and garden with shrubs and rockery.

Rear - A patio paved garden with mature shrubs and trees, storage space under garage, shrub borders and trees to the rear providing privacy.

Garage

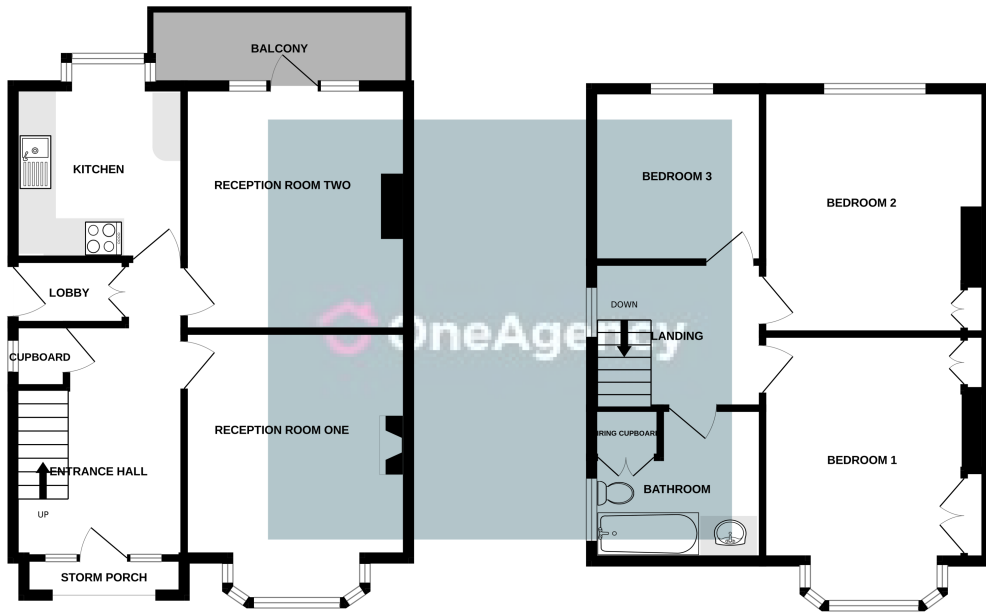
4.69m x 2.44m (15' 5" x 8' 0") Electric door and lighting.

AGENTS NOTES


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

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
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.**

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.