



Park Avenue,  
Kidsgrove



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



## Offers in Region of £250,000

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.



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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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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