



Laburnum Close,  
Kidsgrove, Stoke-on-  
Trent



**OneAgency**

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# Offers in Region of £180,000

Semi detached house, situated in a popular residential location, conveniently located for both Bathpool Park & Clough Hall Park. The property benefits from ample off road parking, attractive gardens and no chain involvement. Viewing is recommended.





## GROUND FLOOR

### ENTRANCE LOBBY

Door to front.

### LIVING/DINING ROOM

7.69m max x 3.65m max (25' 3" x 12' 0")  
Double glazed window to front, double glazed french doors and windows to rear, radiator x 2, gas fire.

### INNER HALL

Radiator, under stairs storage, double glazed frosted window to side.

### SHOWER ROOM

Shower cubicle with electric shower, hand wash basin, WC, heated towel rail, tiled walls.

### KITCHEN

3.30m x 2.39m (10' 10" x 7' 10") Double glazed window to rear, door to side, fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, tiled walls, radiator, fitted oven and hob with extractor fan above, radiator.

## FIRST FLOOR

### BEDROOM ONE

3.66m x 3.32m (12' 0" x 10' 11") Double glazed window to front, radiator.

### BEDROOM TWO

3.02m x 3.06m (9' 11" x 10' 0") Double glazed window to rear, radiator.

### BEDROOM THREE

1.59m limited head room x 2.71m (5' 3" x 8' 11") Double glazed window to side, radiator.

### BATHROOM

1.69m x 2.38m max (5' 7" x 7' 10") Bathroom suite comprising of hand wash basin, panelled bath with electric shower over, WC, heated towel rail, tiled walls, double glazed frosted window to side.

### INTEGRAL STORE (FORMER GARAGE)

3.40m x 2.61m (11' 2" x 8' 7") Wall mounted boiler, power and lighting, up and over door.

### OUTSIDE

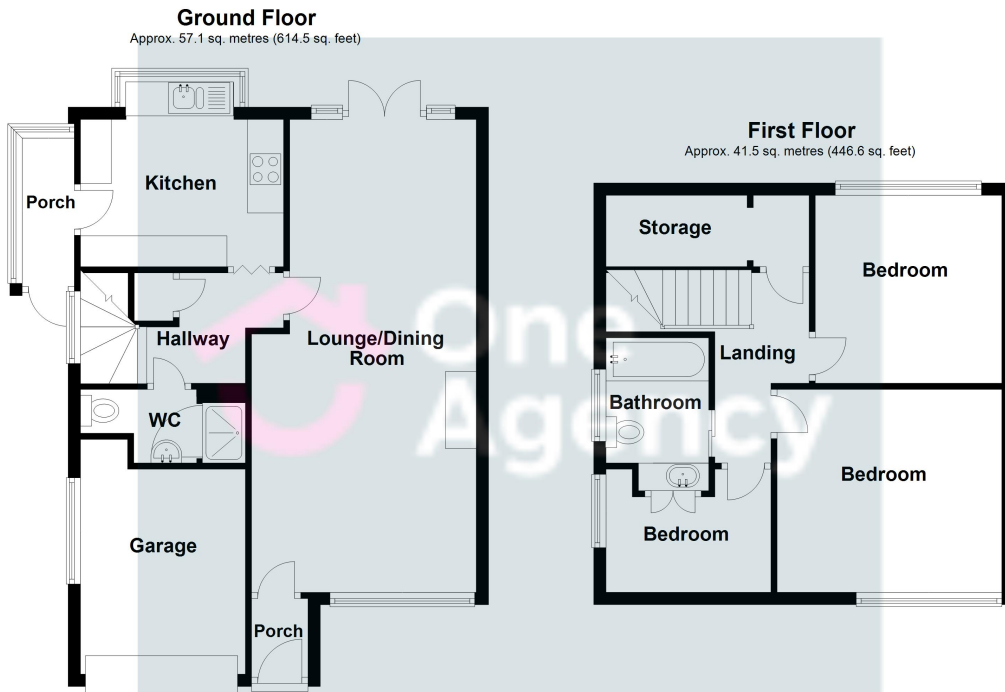
Ample off road parking to the front with access to store (former garage area). Attractive gardens to front and rear.

### AGENTS NOTES

We understand that a probate application has been submitted but the grant of probate has not yet been granted.

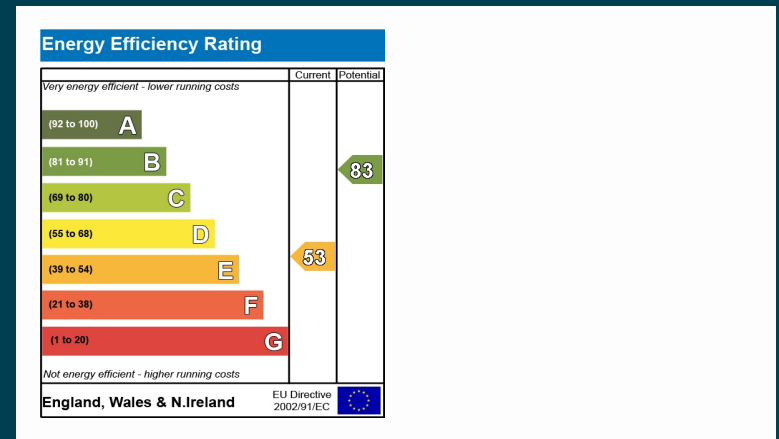






Total area: approx. 98.6 sq. metres (1061.1 sq. feet)

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.



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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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