



Rigby Road, Kidsgrove,  
Stoke-on-Trent ST7 4SQ



**OneAgency**

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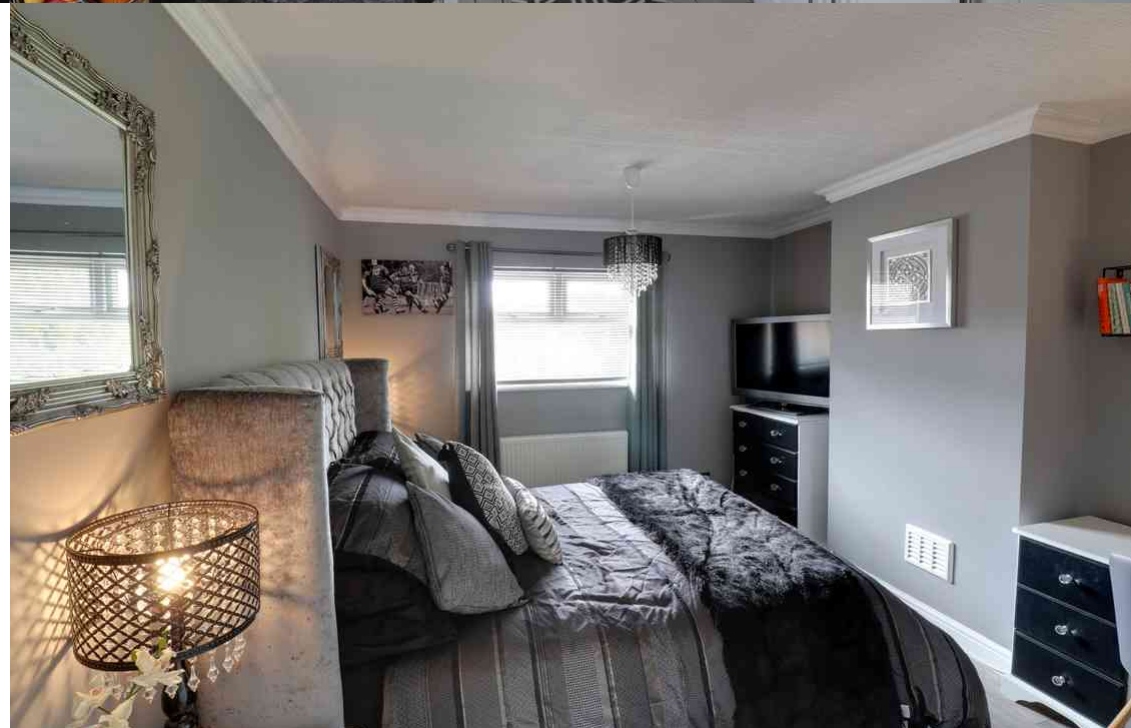
[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)

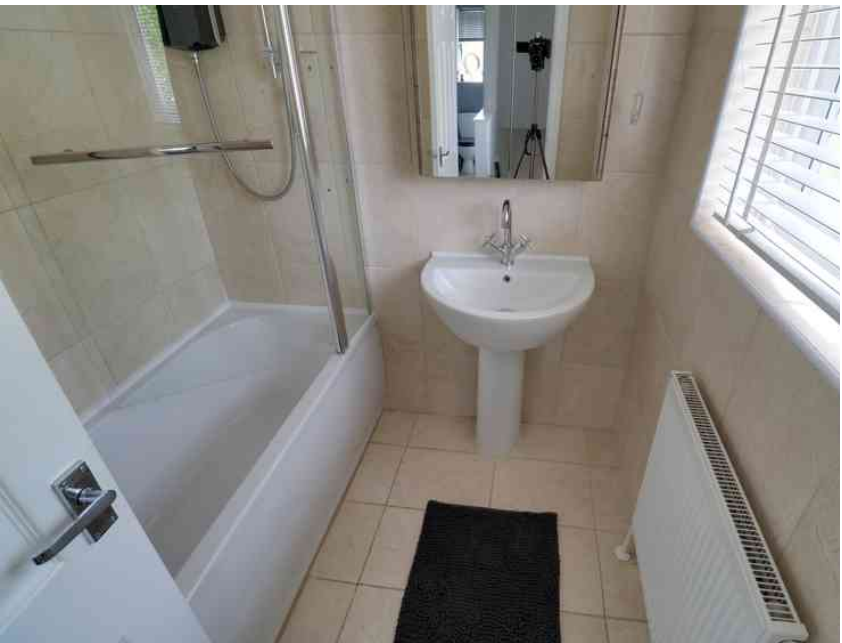




# Offers in the Region of £145,000

Exceptionally well presented, semi detached house which benefits from a substantial block paved driveway to the front and attractive garden to the rear. Viewing of this property which has no chain involvement, is conveniently located for access to the A34 is highly recommended. There is potential to extend subject to the relevant consent (please see Agents Notes for more information)





#### Agents Notes

Planning permission was previously granted for a two storey rear extension. 17/00043/FUL. This has now expired and interested parties would need to contact the planning department for further advice. <https://publicaccess.newcastle-staffs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OK8CNTBMLAC00>

#### GROUND FLOOR

##### ENTRANCE PORCH

Double glazed, laminate flooring.

##### HALLWAY

Radiator, laminate flooring, stairs to first floor, built in storage area.

##### LIVING ROOM

2.91m x 6.08m max (9' 7" x 19' 11") Laminate flooring, double glazed windows to front, electric fire, radiator.

##### FITTED KITCHEN

2.55m x 3.99m (8' 4" x 13' 1") Fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, double glazed window and door to rear, tiled floor, fitted oven and hob with extractor fan above, plumbing for dishwasher and washing machine, part tiled walls, radiator.

#### FIRST FLOOR

##### LANDING

Double glazed window to rear, access to loft, radiator.

##### BEDROOM ONE

3.77m x 3.28m (12' 4" x 10' 9") Double glazed window to front, radiator, laminate floor.

##### BEDROOM TWO

3.77m x 2.15m plus wardrobes (12' 4" x 7' 1") Double glazed window to front, radiator, fitted mirrored wardrobes.

##### WC

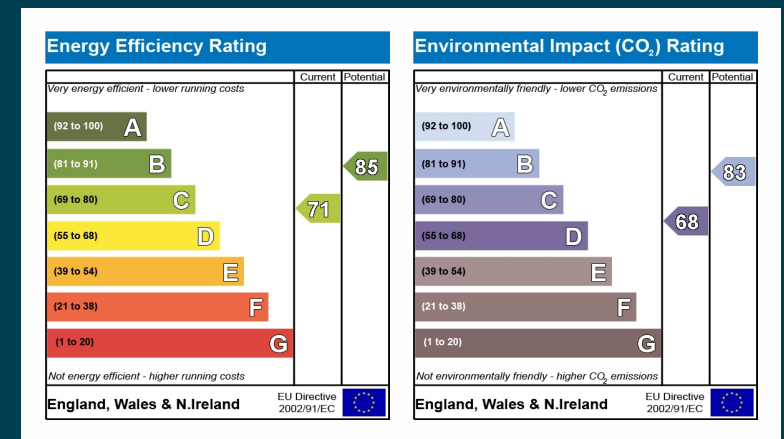
Double glazed frosted window to side, WC, hand wash basin, built in storage area with wall mounted boiler.

##### BATHROOM

White bathroom suite comprising of panelled bath with electric shower, WC, tiled walls, tiled floor, radiator, double glazed frosted window to rear.

##### OUTSIDE

Large block paved driveway providing off road parking for a number of vehicles, double gates to front, attractive rear garden with patio, seating area and lawn. Shed with power and lighting and vent for tumble dryer.



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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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