

SAMUEL MAKEPEACE

BESPOKE ESTATE AGENTS



Gloucester Road, Kidsgrove, Stoke-on-Trent
£195,000 Offers In Excess Of
3 Bedrooms 1 Bathrooms 1 Receptions

HAKUNA MATATA, MEANS NO WORRIES FOR THE REST OF YOUR DAYS, ITS A PROBLEM-FREE PHILOSOPHY! HAKUNA MATATA! ...im sure we are all after a easy breezy life...if so GLOUCESTER ROAD call for you! HAKUNA MATATA, MEANS NO WORRIES FOR THE REST OF YOUR DAYS, ITS A PROBLEM-FREE PHILOSOPHY! HAKUNA MATATA! ...i'm sure we are all after a easy breezy life...if so GLOUCESTER ROAD call for you! A fantastic **THREE BEDROOM SEMI DETACHED** located in the popular area of **KIDSGROVE** ...Step inside to a warm and **INVITING HALLWAY** leading to a **SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM**, complete with classy **DUAL APSECT WINDOWS AND PATIO DOOR** leading to a showstopper garden. The kitchen is a sleek and modern masterpiece with chic countertops and stunning cabinets, completed with a **BELFAST SINK** and **STABLE DOOR**. Creating a countryside cottage atmosphere. Upstairs, you'll find the **MAIN BEDROOM** with the jaw dropping views over **FIELDS AND WOODLAND AREA**. Further, two other generously sized bedrooms, all connected with a **MODERN fitted three piece bathroom**. The back garden is a serene escape with lovely views of the lush surroundings, hot tub area and wooden gazebo patio area. This tranquil setting is holiday at home with views, sun all day and picture perfect setting. The front doesn't let it down either with street parking and a paved path to the front door. The property is close to local amenities, travel links and the canal walk. **IF YOU WANT TO FEEL LIKE YOU'RE ON TOP OF PRIDE ROCK, BOOK YOUR VIEWING TODAY!** Contact Samuel Makepeace Bespoke Estate Agents today!

ROOM DETAILS

INTERIOR

GROUND FLOOR

Entrance Hall

Double glazed window to the side aspect, double-glazed door to the front aspect. Cloakroom that has plumbing for potential downstairs WC, tiled flooring, radiator.

Open Plan Lounge Diner

Double glazed window to the front aspect and double glazed patio door to the rear aspect. Fireplace and laminate flooring.

Kitchen

Double glazed window to the rear aspect and double glazed stable door to the side aspect. Fitted wall and base units with work surfaces and tiled splashback. Belfast sink, built under cooker, gas hob, cooker hood, integrated fridge freezer, space for washing machine, tiled flooring and cupboard.

FIRST FLOOR

Landing

Double glazed window to the side aspect, airing cupboard, loft access.

Bedroom One

Double glazed window to the front aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window. LLWC, hand wash basin with vanity, bath with overhead shower, tiled flooring, tiled walls, radiator.



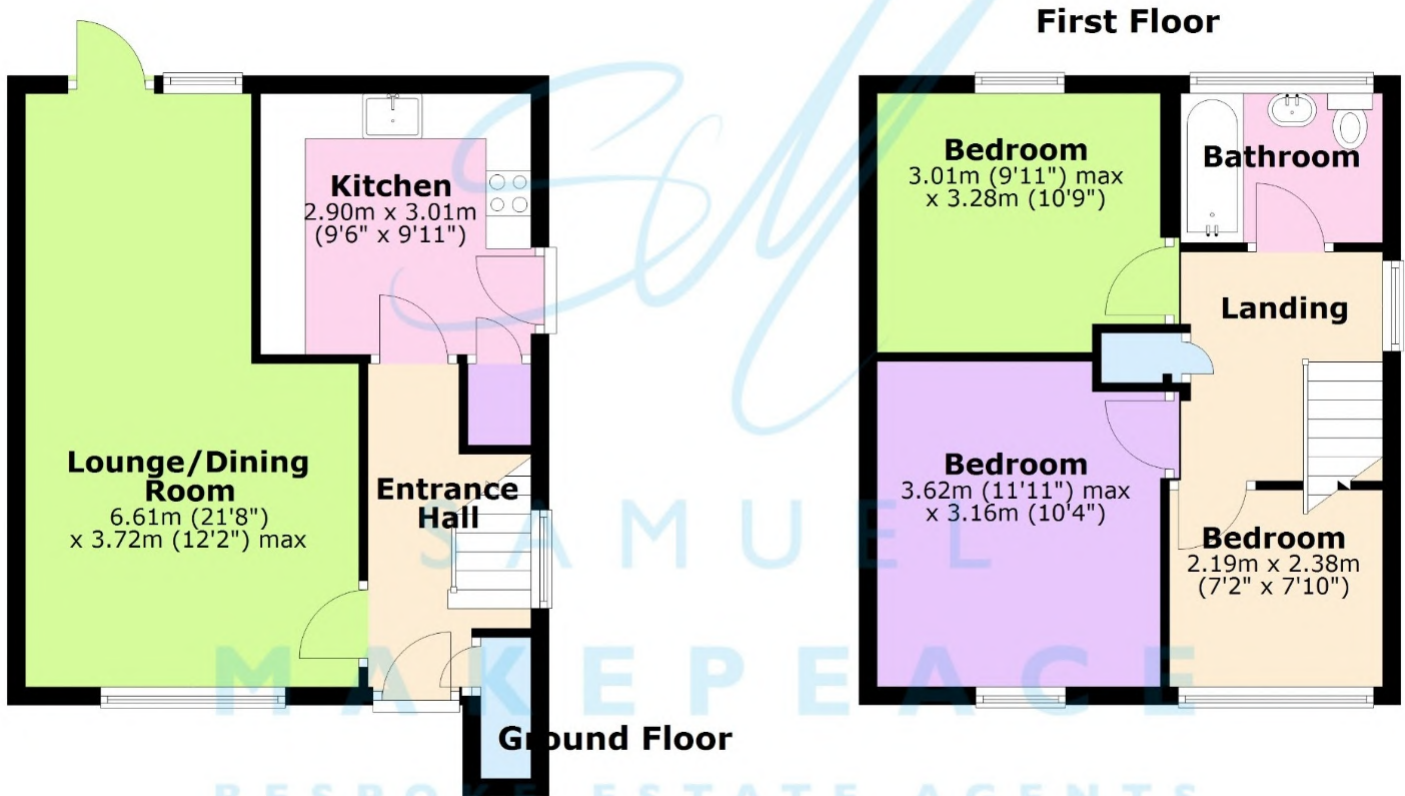
EPC Rating: B

Council Tax: Band B

Local Authority: Newcastle Under Lyme Borough Council

Tenure: Freehold






We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444. Plan produced using PlanUp.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	82	90
England, Scotland & Wales	EU Directive 2002/91/EC 	

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