

STEPHENSON BROWNE

Burnwood Grove, Kidsgrove

ST7 4XY

3 2 2 B

£230,000

Description

A spacious three double bedroom semi-detached home in a quiet cul-de-sac position, benefitting from a conservatory to the rear and offering well-proportioned accommodation throughout!

An ideal first time buy or family home, this sizeable and beautifully presented home also benefits from an en-suite shower room to the principal bedroom.

An entrance hallway (with a downstairs W/C) leads to the sizeable lounge, with a dining room opening into the kitchen, which in turn provides access to the integral garage. Completing the ground floor is the Conservatory to the rear. Upstairs, there are three generous bedrooms and the family bathroom, with the principal bedroom including fitted wardrobes and an en-suite shower room.

Off-road parking is provided via a tarmacadam driveway and the integral garage, whilst the fully enclosed rear garden features patio and lawned areas with mature border shrubs. An ideal space for families with children and/or pets to enjoy the best of the summer weather!

Situated in a quiet cul-de-sac position within Kidsgrove, this home is close to a number of walks and parks, with Birchenwood Playing Fields only a short distance away, with a number of play areas also nearby. Several schools are within easy reach, including Dove Bank Primary School, Kidsgrove Primary School and The Kidsgrove Secondary School, whilst commuting routes such as the M6, A500 and A34 easily accessible.

A deceptively spacious family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.













Room Descriptions

Entrance Hall
UPVC double glazed window and front door, laminate flooring, ceiling light point, radiator.

Downstairs W/C
4'10" x 2'7"
Tiled flooring, part tiled walls, ceiling light point, chrome towel radiator, W/C, corner wash basin.

Lounge
16'11" x 13'6"
Maximum measurements - Laminate flooring, UPVC double glazed window, two ceiling light point, two wall light points, radiator.

Kitchen
11'6" x 8'1"
Maximum measurements - Tiled flooring, two UPVC double glazed windows, downlights, chrome towel radiator, integral garage access, underfloor heating, one and a half bowl sink with drainer, integrated double oven, induction hobs, cooker hood, dishwasher, fridge/freezer, wall and base units.

Dining Room
8'9" x 8'2"
Tiled flooring, UPVC double glazed French doors leading to the Conservatory, ceiling light point, radiator, underfloor heating.

Conservatory
9'6" x 8'5"
Tiled flooring, UPVC double glazed windows and rear door, Velux skylight window, solid roof, downlights, radiator.

Landing
Fitted carpet, ceiling light point, radiator, loft access.

Bedroom One
13'6" x 12'0"
Maximum measurements - Fitted carpet, UPVC double glazed windows, ceiling light point, radiator, fitted wardrobes, storage cupboard.

En-Suite Shower Room
7'11" x 4'9"
Tiled flooring, UPVC double glazed window, ceiling light point, extractor fan, radiator, part tiled walls, wash basin with vanity unit, W/C, shower cubicle.

Bedroom Two
11'2" x 7'10"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, loft access.

Bedroom Three
11'0" x 7'9"
Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.













Bathroom
7'3" x 5'5"
Tiled flooring, UPVC double glazed window, downlights, part tiled walls, chrome towel radiator, W/C, pedestal wash basin, bath.

Loft Space
Part boarded, pull-down ladder, power and lighting.

Outside
To the front of the property is a tarmacadam driveway with a gravelled frontage, whilst the rear garden includes patio areas with a lawn and mature border shrubs.

Integral Garage
17'10" x 7'11"
Electric roller garage door, two ceiling strip lights, solar panel inverter, combi gas central heating boiler.

Solar Panels
The property includes solar panels which we understand from our seller are owned outright, and will be included within the sale.

Council Tax Band
The council tax band for this property is C.

Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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Alsager AML Disclosure
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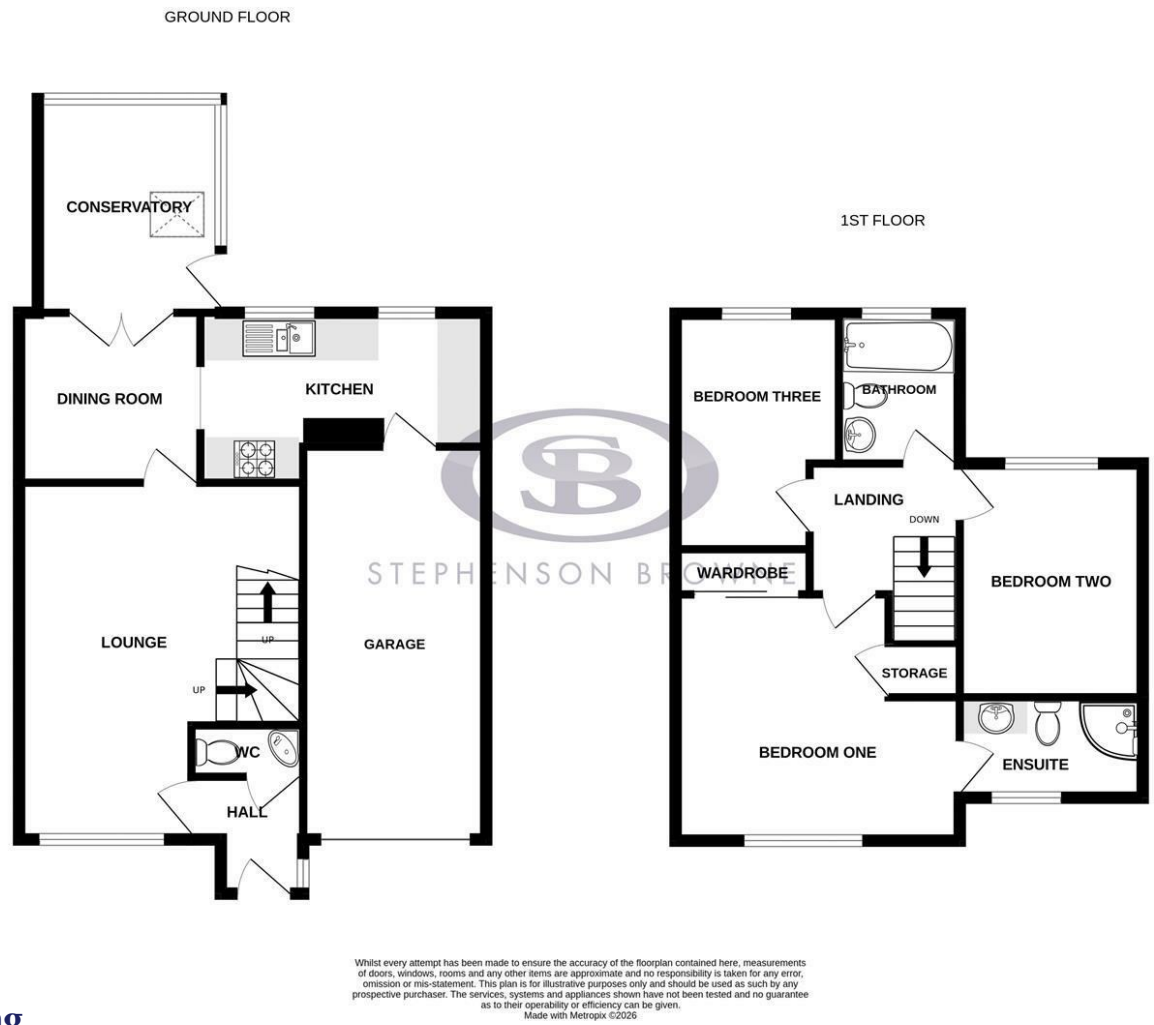






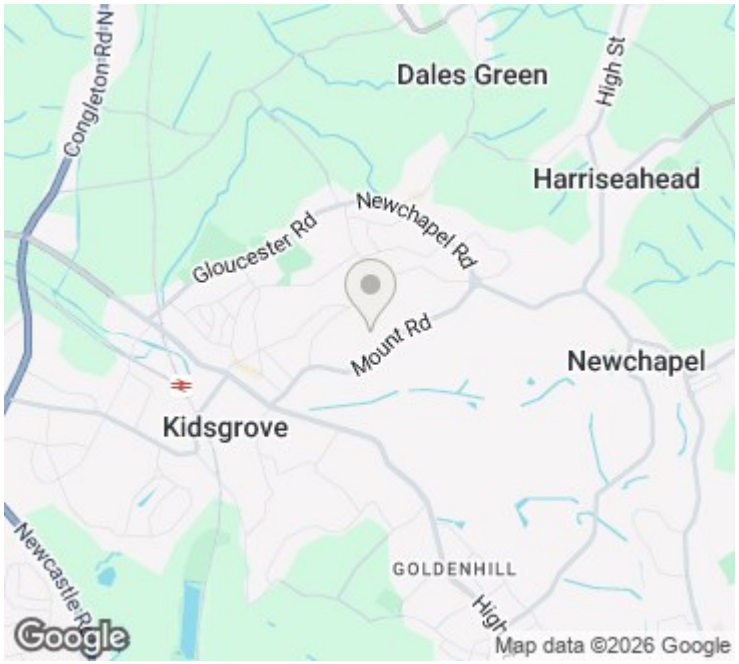


Floorplans

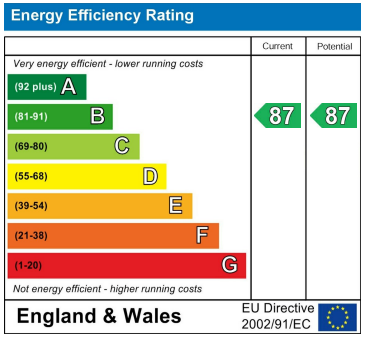


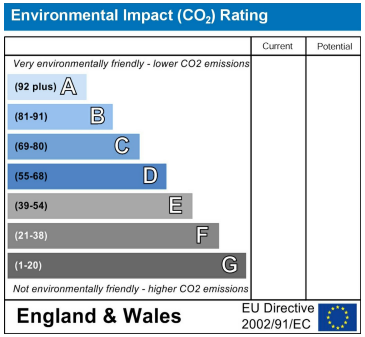
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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