



2 Winghay Road

Kidsgrove, ST7 4XJ



Offers in the region of £290,000

Exceptional Three-Bedroom Detached Residence in Sought-After Kidsgrove Location

Carters are proud to offer to the market this superbly presented three-bedroom detached home, occupying a prime position within a highly regarded residential area. Ideally located within close proximity to Kidsgrove town centre amenities and just a short walk from Birchenwood Country Park, this property represents an outstanding opportunity for discerning buyers seeking contemporary family living.

The accommodation is thoughtfully designed and comprises three reception rooms, an open-plan dining kitchen, a utility room, and a conservatory overlooking the extensive rear garden. The living room features a striking bay window, while the additional family room provides versatile space for everyday living or formal entertaining.

The first floor accommodates three generously proportioned bedrooms and a modern three-piece bathroom suite.

Externally, the property benefits from a driveway offering ample off-road parking and a meticulously landscaped rear garden with a substantial lawn and three separate decking areas, ideal for entertaining and outdoor enjoyment.

Properties of this calibre in such a prestigious location are seldom available. Early viewing is strongly recommended to avoid disappointment.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.

Radiator. Tiled flooring.

Living Room

16'1" x 12'1" (4.90m x 3.68m)

UPVC double glazed bay window to the front elevation.

Coving to the ceiling. Gas fire having an attractive surround and a marble hearth. Access to the stairs with under stairs storage cupboard. Two radiators. Solid Oak flooring. TV aerial point.

Family Room

13'11" x 7'11" (4.24m x 2.41m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator. Feature wall lights. Vinyl flooring.

Kitchen

8'8" x 7'2" (2.64m x 2.18m)

UPVC double glazed window to the rear elevation.

Fitted kitchen having fitted wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in five ring gas hob with a built in extractor over. Space and plumbing for a dishwasher. Vinyl flooring.

Utility

7'7" x 6'9" (2.31m x 2.06m)

UPVC double glazed entrance door to the rear elevation leading to the garden. UPVC double glazed window to the rear elevation.

Fitted wall and base units with laminate work surfaces. Stainless

steel sink with a mixer tap and a drainer. Space and plumbing for a washing machine. Vinyl flooring. Access to loft space.

Internal door leading to storage space having power.

Dining Room

8'9" x 7'6" (2.67m x 2.29m)

UPVC double glazed french doors to the rear elevation leading to the conservatory.

Coving to the ceiling. Radiator. Vinyl flooring.

Conservatory

12'1" x 9'11" (3.68m x 3.02m)

UPVC double glazed french doors to the side elevation leading to the garden. UPVC double glazed windows to the rear and side elevations.

Electric heater. Laminate flooring.

W.C

Mid level w.c. Wall mounted wash hand basin. Extractor fan. Radiator. Tiled flooring.

Stairs and Landing

Access to the loft space which is partially boarded. Airing cupboard.

Bedroom One

8'2" x 14' (2.49m x 4.27m)

UPVC double glazed window to the front elevation.

Radiator. Laminate flooring.

Bedroom Two

8'2" x 9'3" (2.49m x 2.82m)

UPVC double glazed window to the rear elevation.

Built in wardrobes. Radiator. Laminate flooring.

Bedroom Three

10'4" x 6'5" (3.15m x 1.96m)

UPVC double glazed window to the front elevation.

Built in wardrobes / over stairs storage. Radiator. Laminate flooring.

Family Bathroom

UPVC double glazed window to the rear elevation.

Modern three piece suite comprising of; a corner shower enclosure, counter top wash hand basin with storage under and a recessed w.c. Extractor fan. Chrome heated towel rail. Vinyl flooring.

Externally

To the front of the property, a private driveway provides convenient off-road parking, complemented by a well-maintained lawned garden. Mature and attractive trees enhance the setting and create an inviting first impression, significantly adding to the property's overall kerb appeal. A secure side gate provides access to the rear garden.

The rear garden is particularly generous in size and thoughtfully arranged, being predominantly laid to lawn and offering excellent outdoor space for both relaxation and recreation. Three timber decking areas provide ideal spots for seating and entertaining, while a paved patio creates a perfect setting for outdoor dining. The garden is further enhanced by a delightful selection of seasonal plants, shrubs, and flowers, adding colour and interest throughout the year. For added practicality, there is also an outside tap and power sockets, providing convenience for garden maintenance and outdoor use.

Additional Information

Freehold. Council Tax Band C.

Total Floor Area: 89 Square Meters / 957 Square Foot.

Disclaimer

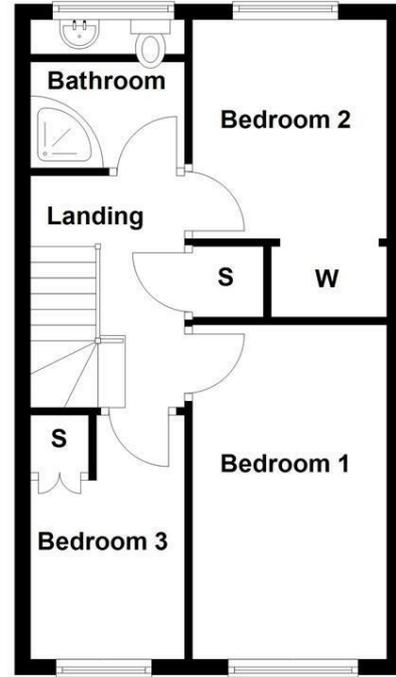
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Tel: 01782 470391

Ground Floor



First Floor



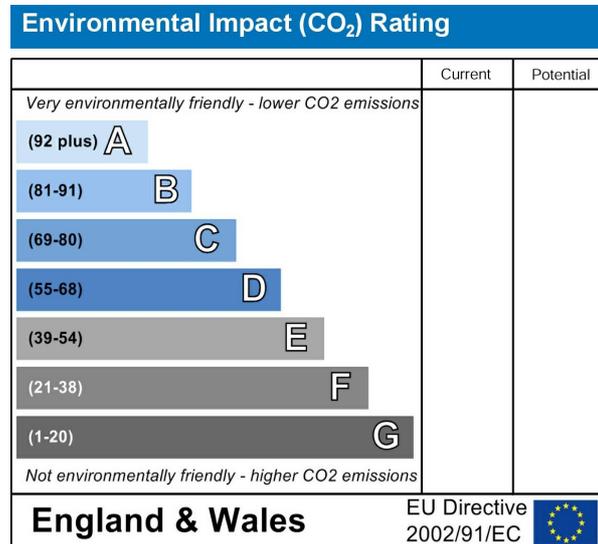
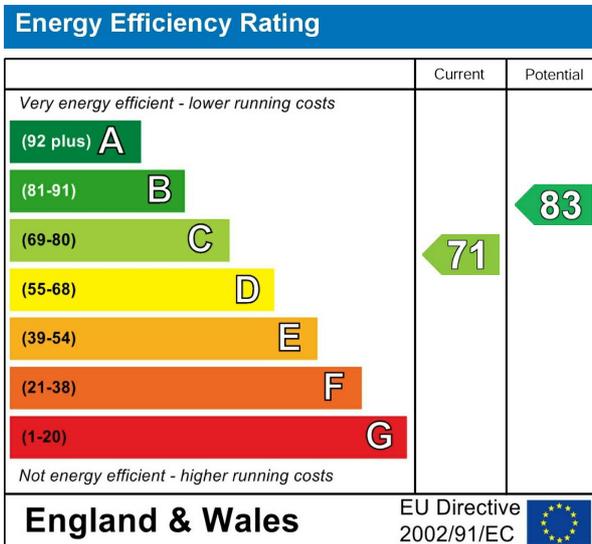
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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