



## 52 Kemnay Avenue

Wedgwood Farm Estate, ST6 6UB

**Price £199,950**



Carters are delighted to bring to market this tastefully presented three-bedroom semi-detached property, enjoying stunning open countryside views to both the front and rear. Perfectly suited to families and first-time buyers, this home combines comfort, space, and a welcoming atmosphere in a desirable location.

Step inside to discover a spacious open-plan living and dining area, ideal for entertaining guests or relaxing with loved ones. This versatile space offers the perfect balance between modern living and cosy charm.

Upstairs, you'll find three well-proportioned bedrooms, providing flexible options for growing families, a home office, or guest accommodation. The family bathroom is conveniently located, designed with everyday practicality in mind.

A standout feature of this home is the generous off-road parking for two vehicles, along with the rare benefit of a double garage—a true asset in this area, offering extra storage or workshop potential.

Located on Kemnay Avenue, this home sits within a friendly, well-established neighbourhood. It's just a short distance from local amenities, schools, and green spaces, making it ideal for those seeking both convenience and community.

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## Entrance Hall

UPVC double glazed entrance door to the front elevation. Access to the stairs with under stairs storage cupboard. Radiator. Laminate flooring.

## Living / Dining Room

11'11" x 12' (3.63m x 3.66m)  
UPVC double glazed bay window to the front elevation. UPVC double glazed sliding door to the rear elevation.  
Gas fire with wooden surround. Coving to ceiling. Two feature ceiling rose's. Dado rail. Radiator. TV ariel point. Laminate flooring.

## Kitchen

9'8" x 9'11" (2.95m x 3.02m)  
UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation to access the garage.  
Fitted kitchen with a range of wall, base and drawer units. Laminate worksurfaces. Stainless steel sink with a mixer tap and drainer. Built in electric oven. Built in gas hob. Extractor fan. Integrated fridge. Integrated freezer. Integrated washing machine. Partially tiled walls. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation.  
Built in storage cupboard. Coving to ceiling.

## Bedroom One

12'2" x 10'4" (3.71m x 3.15m)  
UPVC double glazed window to the front elevation.  
Fitted wardrobes and bedside tables. Radiator.

## Bedroom Two

10'2" x 10'4" (3.10m x 3.15m)  
UPVC double glazed window to the rear elevation.  
Fitted wardrobes. Radiator.

## Bedroom Three

8'5" x 9'4" (2.57m x 2.84m)  
UPVC double glazed window to the front elevation.  
Fitted wardrobes. Radiator.

## Bathroom

6'10" x 5'6" (2.08m x 1.68m)  
UPVC double glazed window to the side elevation.  
Panel bath. Pedestal wash hand basin. Low level w.c. Radiator.

## Double Garage

31' x 14'9" (9.45m x 4.50m)  
Electric roller garage door to the front elevation. Entrance door to the front elevation. Wooden entrance door to the side elevation.  
Power and lighting.

## Externally

To the front of the property is a block paved driveway providing off road parking for two vehicles and a lawned garden with slate borders.

To the rear is a private low maintenance landscaped garden laid to gravel with a feature seating area. Outside tap.

Both the front and rear gardens enjoy views over open countryside.

## Additional Information

Freehold. Council Tax Band B.

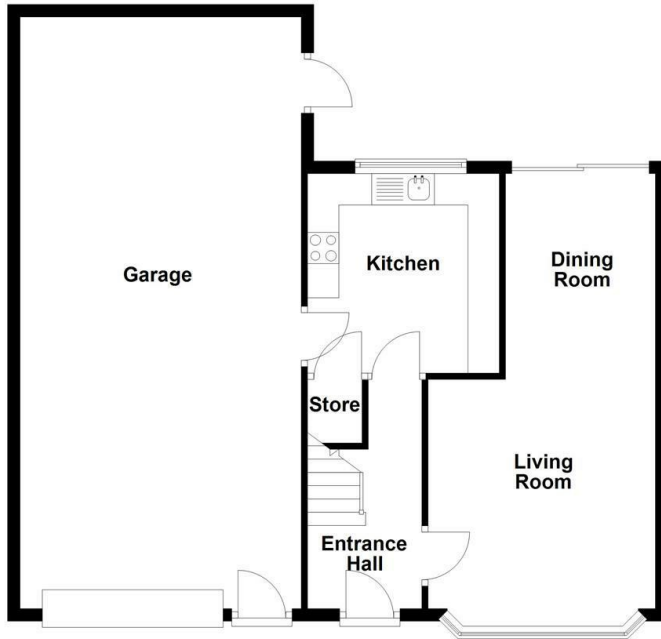
Total Floor Area : TBC

## Disclaimer

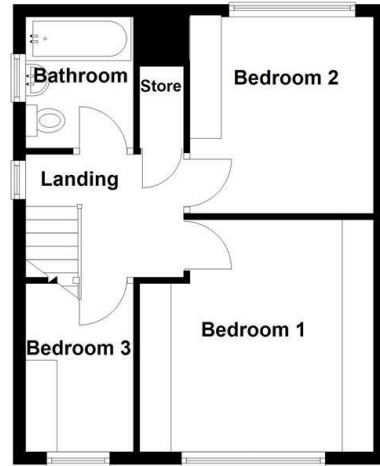
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Tel: 01782 470391

Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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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**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**