



22 Oldcott Crescent

Stoke-On-Trent, ST7 4HF

Price £205,000



Here at Carters, we are delighted to present this gorgeous two bedroom semi-detached property, situated in a desirable location in Kidsgrove and conveniently positioned close to local schools and amenities. This beautiful home offers modern living throughout and would be an ideal purchase for couples or first time buyers.

Upon entering, there is cosy and inviting living room, benefiting from plenty of natural light through the front facing window. To the rear, the spacious kitchen/diner provides a fantastic area for both everyday living and entertaining, boasting a stunning modern fitted kitchen, a generous layout and several windows that create a bright and airy atmosphere. The ground floor is further complemented by a convenient downstairs W.C and under stairs storage cupboard.

To the first floor, the property offers two well proportioned double bedrooms, with the main bedroom thoughtfully designed to provide additional space which would be ideal to use as a dream dressing area. Completing the accommodation is a stylish four-piece bathroom suite featuring a walk-in shower enclosure, a vanity basin unit and a beautiful freestanding bath perfect for relaxing at the end of a long day.

Externally, the property benefits from a driveway which provides private off-road parking, convenient side access for bins and a thoughtfully arranged garden. The outdoor space offers separate areas, ideal for keen gardeners or those simply looking to sit back, unwind and enjoy the surroundings.

Combining modern interiors, spacious accommodation and a convenient location, this attractive property offers a wonderful opportunity for a range of buyers seeking a well presented home in Kidsgrove.

Viewings are highly recommended to avoid missing out on this beautiful home!

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Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Wall paneling. Under stairs storage cupboard inclusive of a UPVC window to the side elevation. Access to the first floor. Radiator. Laminate flooring.

Living Room

12'11" x 9'11" (3.94m x 3.02m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Electric log burner style fire with brick cladding behind and slate tiled base. Radiator. Carpet.

Kitchen/Diner

18'5" x 12'11" (5.61m x 3.94m)

UPVC double glazed French doors to the rear elevation with fitted blinds. Two UPVC double glazed windows to the rear and side elevation both with fitted shutter blinds.

Modern fitted kitchen with a range of wall, base, drawer units and work surfaces. 1.5 sink with a mixer tap and drainer. Electric double oven with extractor fan. Four ring electric hob with a

splash-back, Partially tiled walls. Moveable breakfast island inclusive of storage cupboards. Space for a washer and dryer. Space for a fridge/freezer. Integrated dishwasher. Vertical radiator. Laminate flooring.

Downstairs W.C.

Access via the kitchen. UPVC double glazed window to the rear elevation.

Recessed ceiling down lights. Wall mounted wash hand basin with splash-back. Toilet. Radiator. Laminate flooring.

Stairs and Landing

UPVC double glazed window to the side elevation.

Access to the loft. Wall paneling. Carpet.

Bedroom One

16'4" x 13'4" (4.98m x 4.06m)

Two UPVC double glazed windows to the front elevation.

Picture rail. Radiator. Carpet.

Bedroom Two

13'4" x 9'9" (4.06m x 2.97m)

UPVC double glazed

window to the rear elevation.

Picture rail. Radiator. Carpet.

Bathroom

UPVC double glazed window to the rear elevation.

Four piece bathroom suite comprising of a freestanding bath, wall mounted vanity basin unit, shower enclosure with aqua paneling and toilet.

Extractor fan. Partially tiled walls. Chrome towel rail. Airing cupboard. Laminate flooring.

Externally

To the front of the property is a lawned area and block paved driveway for one vehicle, Secure gates lead down the side of the property for bin access. Lighting to the front and side of the property. Outside tap and power to the side of the property. To the rear is a paved patio area, pebbled borders with established plants and shrubs and a raised seating area with a pergola and porcelin tiles to the floor. The garden is laid to lawn, Secure gates provide access from the rear garden to the side of the property.

Additional Information

Freehold.

Council Tax Band B.

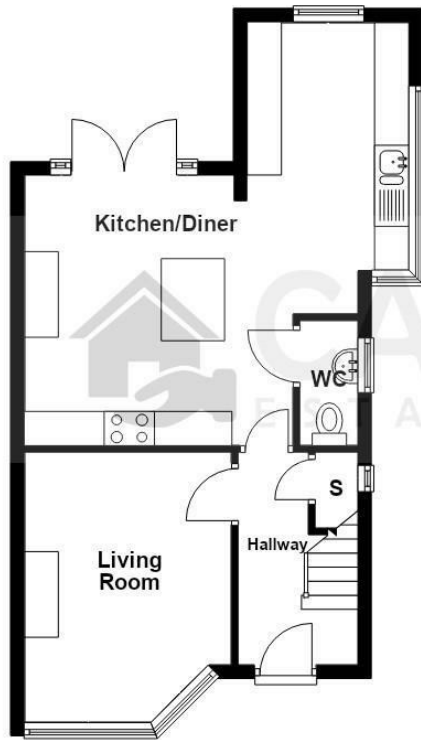
Total Floor Area: 83 sq meters/893 sq ft.

Disclaimer

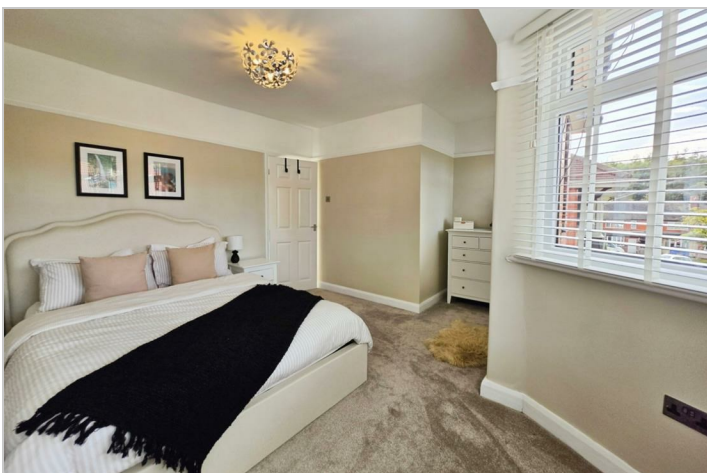
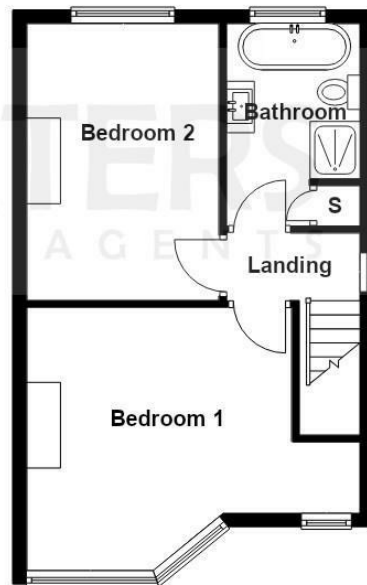
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Tel: 01782 470391

Ground Floor



First Floor



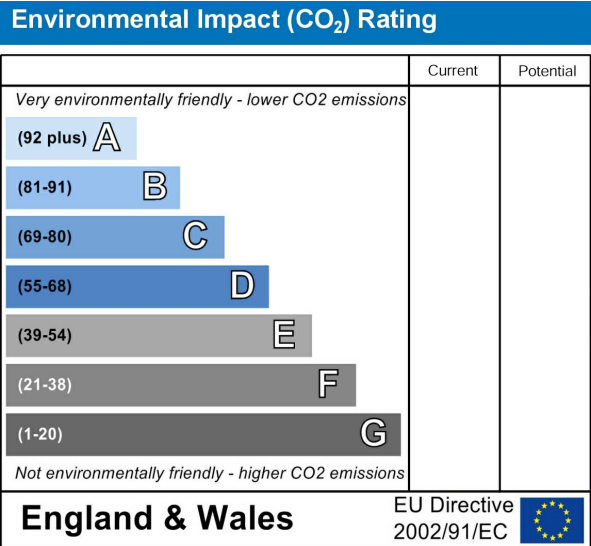
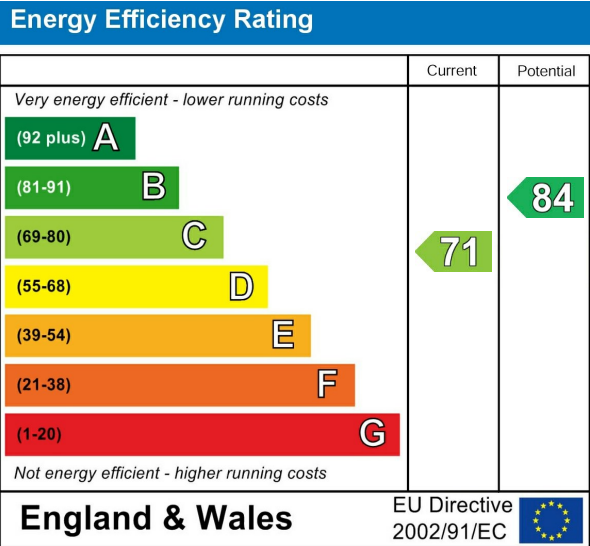
Road Map



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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