



42 High Street

Kidsgrove, ST7 4RL

Price £175,000



Carters are delighted to welcome to the market this beautifully maintained two-bedroom semi-detached property, ideally situated in the semi-rural location of The Rookery and offered for sale with no onward chain.

To the front of the property is a paved driveway providing off-road parking for several vehicles, complemented by a raised rock garden planted with a variety of flowers and shrubs. The driveway leads to a generously sized garage, offering excellent additional parking or storage space.

Upon entering the property, you are welcomed into a spacious open-plan living and dining room, featuring a gas fire and useful under-stairs storage. The accommodation continues into a solid wood fitted kitchen with a range of fully integrated appliances. Completing the ground floor is a well-appointed four-piece bathroom suite.

To the first floor are two double bedrooms, together with a separate dressing area and a useful study, ideal for those working from home.

This well-presented home would make an excellent purchase for first-time buyers, investors or those looking to enjoy a quieter semi-rural setting. Early viewing is highly recommended.

To arrange your viewing, contact Carters on 01782 470391.

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Living Room

12' x 12'8" (3.66m x 3.86m)
UPVC double glazed window and entrance door to the front elevation.
Feature fireplace. Radiator. Fitted carpet.
Opening into;

Dining Room

9'7" x 12'11" (2.92m x 3.94m)
UPVC double glazed window to the side elevation.
Radiator. Under stairs storage cupboard. Access to stairs to the first floor. Fitted carpet.

Kitchen

11'4" x 9'7" (3.45m x 2.92m)
UPVC double glazed window and entrance door to the side elevation.
Solid wood fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. One and a half bowl stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring hob with an extractor over. Space and plumbing for a washing machine. Integrated fridge. Integrated freezer. Partially tiled walls.

Bathroom

6'6" x 11'5" (1.98m x 3.48m)
UPVC double glazed window to the side elevation.
Four piece bathroom suite comprising of; a panel bath, a shower enclosure, pedestal wash hand basin and a mid level w.c. Tiled walls and flooring. Radiator.

Stairs and Landing

Fitted carpet.

Bedroom One

12' x 12'10" (3.66m x 3.91m)
UPVC double glazed window to the front elevation.
Fitted wardrobes and drawer units. Radiator. Fitted carpet.

Bedroom Two

9'8" x 11'3" (2.95m x 3.43m)
UPVC double glazed window to the rear elevation.
Access to the loft space which has a fitted ladder and lighting. Built in storage cupboard. Radiator. Fitted carpet.
Door leading to :

Dressing Area

11'3" x 6'6" (3.43m x 1.98m)
UPVC double glazed window to the side elevation.
Fitted wardrobes. Radiator. Fitted carpet.
Door leading to:

Study

6'10" x 11'6" (2.08m x 3.51m)
Two UPVC double glazed windows to the side and rear elevations.
Fitted wardrobes. Radiator. Fitted carpet.

Garage

10' x 19' approximately (3.05m x 5.79m approximately)
Brick-built garage, with an electric garage door. UPVC double glazed side access door.
Gas central heating boiler.

Externally

To the front of the property is a paved driveway providing off-road parking for several vehicles, complemented by a raised rock garden planted with a variety of flowers and shrubs. The driveway leads to a generously sized garage, offering excellent additional parking or storage space.

Off the garage is a paved patio area suitable for entertaining.

Additional Information

Freehold. Council Tax Band

C.

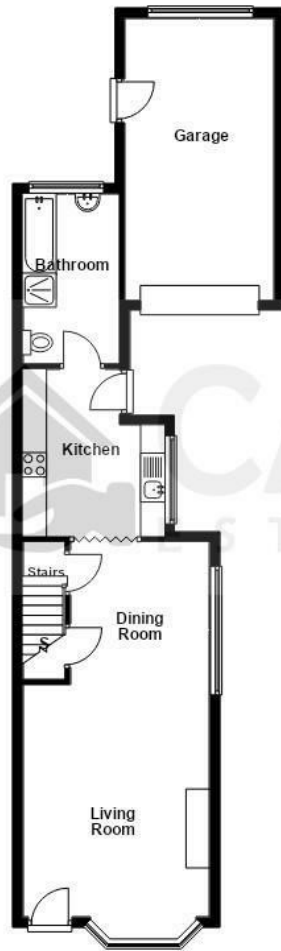
Total Floor Area: 1270 Square Foot / 118 Square Meters.

Disclaimer

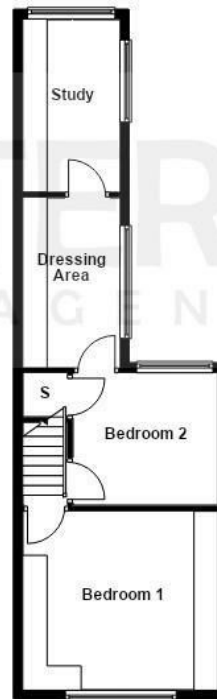
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Tel: 01782 470391

Ground Floor



First Floor



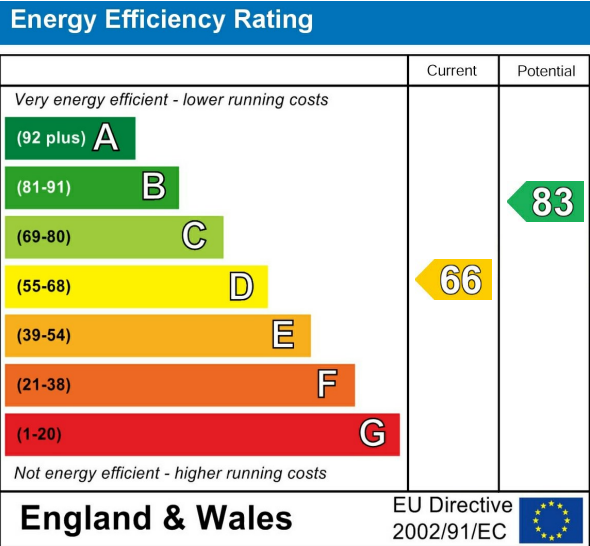
Road Map



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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