



## 6 The Mount Kidsgrove, ST7 4AE Price £280,000



Here at Carters we are delighted to bring to the market this beautifully presented early 1900s semi-detached property, rich in period charm and original features.

Location, location, location — perfectly positioned within close proximity to the railway station, highly regarded local schools, doctors and dentists, and within walking distance of popular pubs, bars and restaurants.

Upon entering, you are welcomed by a stunning entrance hallway featuring original Minton tiled flooring. This leads through to a charming front parlour with a bay window and original cast-iron feature fireplace. An elegant archway with decorative corbels opens into the dining room, which boasts a characterful log burner set within a brick surround.

To the rear of the property is a spacious conservatory, a cosy reading room, and a beautiful bespoke German kitchen complete with granite work surfaces and a range oven. A ground floor WC completes the accommodation.

Upstairs, the galleried landing leads to three generous double bedrooms and a stunning, luxurious family bathroom.

Externally, the property benefits from a tarmac driveway providing off-road parking for up to three vehicles, leading to a garage with electric door, power, water supply and lighting. To the rear is a private, fully walled courtyard garden featuring an Indian stone patio, attractive lantern lighting, a powered shed, and gated access to the ginnel.

Deceptively spacious and immaculately presented throughout, this exceptional home would be ideal for a family seeking a long-term, forever home.

Early viewing is highly recommended.

# 6 The Mount

Kidsgrove, ST7 4AE

Price £280,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation. Radiator. Archway leading to stairs with original feature corbels. Coving to ceiling. Original Minton tiles.

## The Parlour

11'10" x 14'3" (3.61m x 4.34m)  
UPVC double glazed bay window to the front elevation. Original restored period feature fireplace. Coving to ceiling. Feature ceiling rose. Archway with feature corbels leading to the dining room. Built in shelving and storage cupboard. Radiator. TV aerial point. Laminate flooring.

## Dining Room

12'10" x 13'6" (3.91m x 4.11m)  
Double hardwood single glazed doors to the rear elevation leading to the conservatory. Coving to ceiling. Feature ceiling rose. Feature wall lighting. Built in shelving with lighting. Laminate flooring.

## Inner Hallway

Feature wall paneling. Picture rail. Built in pantry. Radiator. Tiled flooring.

## Conservatory

14'10" x 14'3" (4.52m x 4.34m)  
UPVC double glazed french doors to the rear elevation. UPVC double glazed windows to the rear elevation. Feature wall lighting. Cast iron radiator. Second radiator. Internal door leading to the garage. Laminate flooring.

## Kitchen

10'4" x 9'5" (3.15m x 2.87m)  
UPVC double glazed window to the side elevation. German bespoke fitted kitchen with a range of wall, base and drawer units. Granite work surfaces, upstands and window sill. Inset stainless steel one and a half sink. Integrated dishwasher. Range cooker with two ovens, a grill, storage drawer, and a six ring gas hob with extractor over. Coving to ceiling. LED under counter lighting. Tiled flooring.

## Reading Room / Office

7'12 x 5'1" (2.13m x 1.55m)  
UPVC double glazed windows to the rear and side elevations. Feature wall paneling. Built in storage cupboard having power and water supply. Radiator. Tiled flooring.

## W.C

Wall mounted wash hand basin. Mid level w.c. Feature wall paneling. Partially tiled walls. Tiled flooring.

## Stairs and Landing

Galleried landing. Access to the loft which has a ladder and is partially boarded. Coving to ceiling. Dado rail. Laminate flooring.

## Bedroom One

13'2 x 12' (4.01m x 3.66m)  
Two UPVC double glazed windows to the front elevation. Coving to ceiling. Sharps fitted wardrobes, dresser, bedside tables, headboard and drawer units. Radiator.

## Bedroom Two

12'10" x 9'8" (3.91m x 2.95m)  
UPVC double glazed window to the rear elevation. Coving to ceiling. Radiator. Laminate flooring.

## Bedroom Three

10'9" x 9'5" (3.28m x 2.87m)  
UPVC double glazed window to the rear elevation. Coving to ceiling. Radiator. Laminate flooring.

## Bathroom

UPVC double glazed window to the side elevation. Three piece luxury fitted bathroom suite comprising of; a panel bath with a shower over and a handheld shower attachment, pedestal wash hand basin and a low level w.c. Recessed ceiling down lighters. Tiled walls. Chrome heated towel rail. Tiled flooring.

## Garage

11'3" x 23'5" (3.43m x 7.14m)  
Electric roller garage door to the front elevation. Overhead storage. Internal door leading to the conservatory. Power and lighting. Plumbing for a washing machine. Outside tap.

## Externally

Externally, the property benefits from a tarmac driveway to the front offering off-road parking for up to three vehicles and access to the garage. To the rear is a private, fully walled courtyard garden with an Indian stone patio, attractive lantern lighting, a shed with power, and a gated access to the ginnel.

## Additional Information

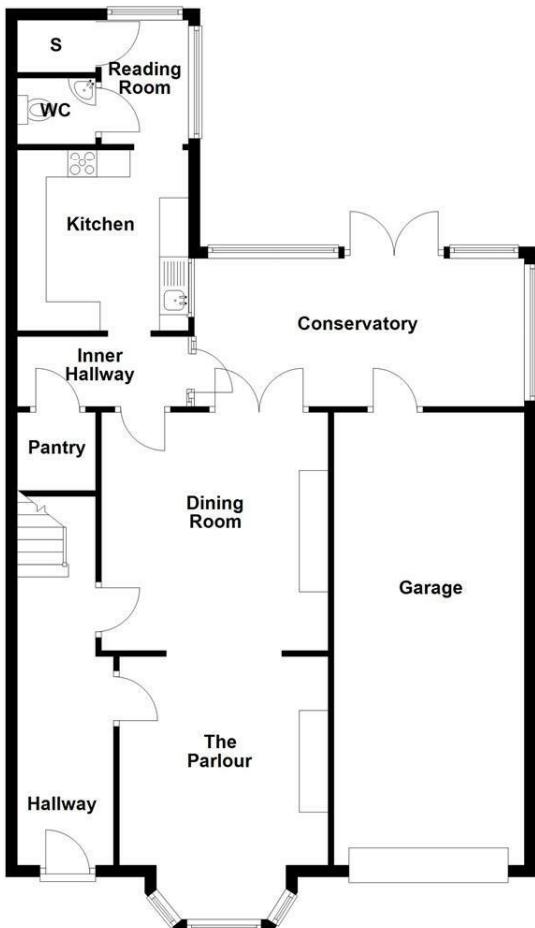
Freehold. Council Tax Band B.

Total Floor Area: TBC.

## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

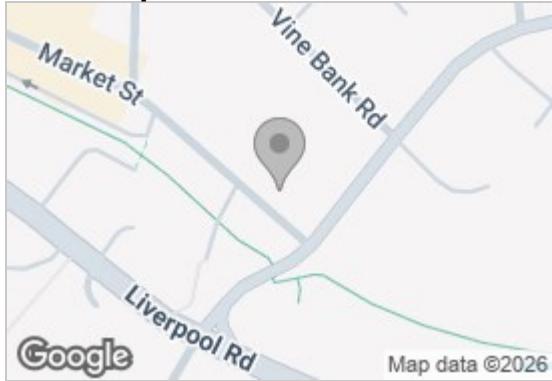
Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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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