



12 Galleys Bank

ST7 4DD

Offers Over £180,000



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STEPHENSON BROWNE

A three bedroom semi-detached home in Whitehill/Kidsgrove, with a sun room to the rear and offered for sale with no onward chain!

An ideal first time buy or family home which is ready to move into, this property is beautifully presented throughout. An entrance hallway leads to the lounge, which opens into a separate dining room and a well-proportioned kitchen. There is also a very useful sun room to the rear which benefits from space and plumbing for appliances, for use as a utility area. To the first floor are three bedrooms and a family bathroom.

Ample off-road parking is provided via a gravelled driveway to the front of the property, whilst the generous rear garden features a sizeable decked area, with a lawn and further patio area. This garden is ideal for families with children and/or pets or those who love to entertain and make the most of the summer weather!

Galleys Bank is a popular location within Kidsgrove and is close to a number of schools, including Kidsgrove Primary School, The Kidsgrove Secondary School and Dove Bank Primary School, whilst amenities such as the Coop Food Store are practically on your doorstep. Commuting routes such as the M6, A500 and A34 are also within easy reach.

A fantastic home which is ready to move into! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Enter the property through a wooden and leaded glazed door into the hall with a single radiator, and stairs to the first floor.

Lounge

13'10" x 12'4"

With a stripped wooden floor, walk in double glazed window to the front, gas fire set into a tiled hearth and inset with a painted wooden surround, range of polished switches and sockets, coving to the ceiling, double radiator, under stairs store cupboard with built in store cupboards and a window to the side.

Dining Room

9'4" x 8'5"

Range of polished switches and sockets, coving to the ceiling, spotlights, double radiator, tiled floor and glazed double doors to the sun room.

Kitchen

9'4" x 6'10"

Fitted modern units at eye and base level with glass display units and spotlights inset, integral oven and grill with a four ring gas hob and extractor above and a brush steel splash back, further integral dish washer, space for a fridge freezer, matching circular stainless sink and drainer set into roll top work surfaces, tiled floor, range of polished switches and sockets, coving to the ceiling, double glazed window to the rear.

Sun Room

13'8" x 6'10"

An extended part of the home which gives access to the raised decking area. Of brick construction with a Perspex roof. Two double glazed windows to the rear, two double radiators, two wall light points, space for a dining table, tiled floor, breakfast bar and plumbing for a washing machine.

Landing

Double glazed window to the side, range of polished switches and sockets, and access to the loft space.

Loft Space

The loft is accessed by a pull down ladder and has been fully boarded for use as a room with lighting and power plus a skylight window.

Bedroom One

12'4" x 9'7"

With a feature cast iron fireplace, range of polished switches and sockets, picture rail, single radiator, double glazed window to the front.



Bedroom Two

9'5" x 8'5"

Single radiator, double glazed window to the rear with views to the rear, range of polished switches and sockets, and a picture rail.

Bedroom Three

7'0" x 6'5"

Single radiator, double glazed window to the rear with views to the rear, range of polished switches and sockets.

Bathroom

9'1" x 5'11"

Vinyl tile effect flooring, part tiled walls, W/C, wash basin with vanity unit, bath with mains shower.

Outside

To the front there is an extensive gravelled frontage providing ample off road parking. The rear garden features a raised decked area with railings around which steps down to gravel path and planted border, and onto a spacious lawn that then leads down to a paved play/patio area, and hard standing area for a garden shed.

Council Tax Band

The council tax band for this property is B.

NB: Tenure

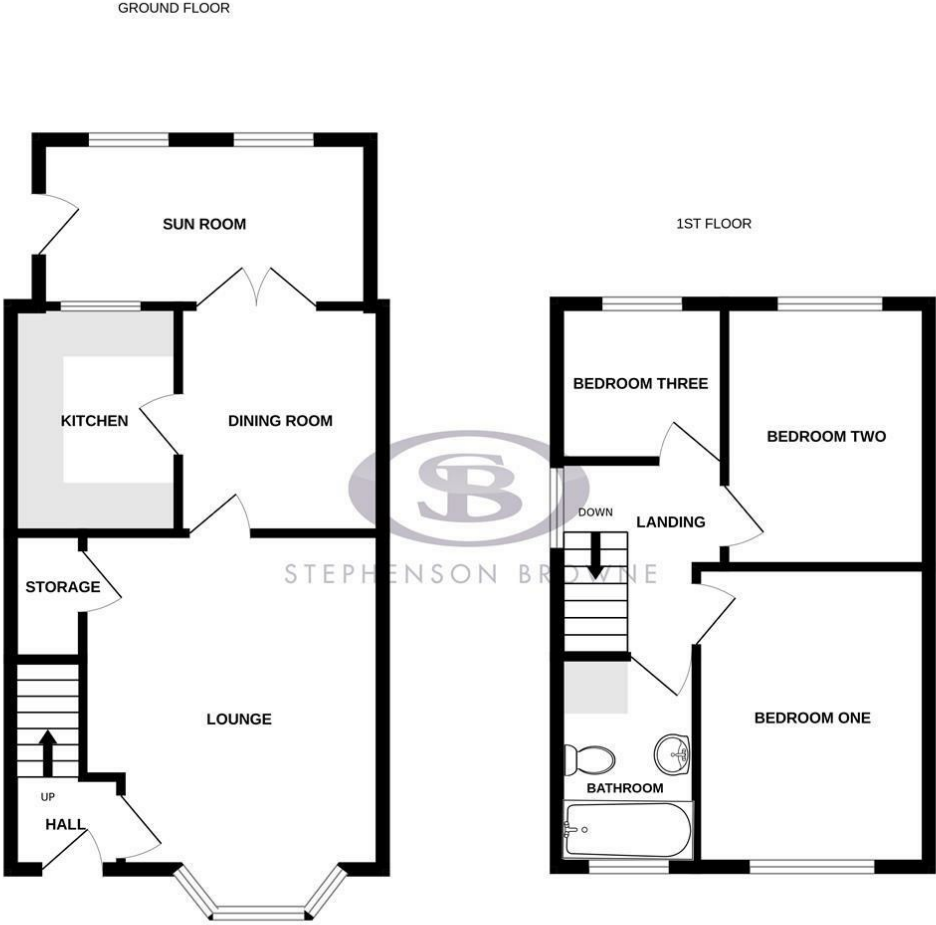
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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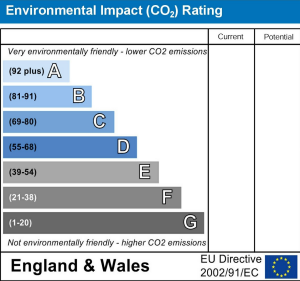
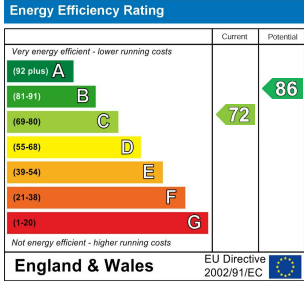


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk