



STEPHENSON BROWNE

Lapwing Road, Kidsgrove

ST7 4XP



Offers Over £150,000

Description

IDEAL FIRST TIME BUY OR INVESTMENT
- A well appointed TWO bedroom, end-terraced property situated in a popular residential area, close to Dovebank primary school, Kidsgrove Academy and just a short drive to Kidsgrove Station.

In brief the property comprises a welcoming entrance hall, spacious lounge and a kitchen with a range of units an integrated oven, hob and extractor. The first floor has two double bedrooms with the main bedroom having a fitted storage cupboard, along with an upstairs family bathroom with white sanitary suite. Externally, there is a driveway to the front for one vehicle and parking space in the communal parking area, with the rear garden being mainly laid to lawn with a paved patio area providing space for outside dining.

To fully appreciate the properties convenient position and true size, a viewing is highly recommended. Contact Stephenson Browne today!



Room Descriptions

Entrance Hall

Wood panelled entrance door having double glazed frosted insets. Single panel radiator. Stairs to the first floor. Telephone point.

Kitchen

6'3" x 9'8"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Space and plumbing for a washing machine. Space for fridge freezer.

Lounge Diner

14'2" x 11'10"

Double glazed sliding patio doors opening to the rear garden. Double panel radiator.

First Floor Landing

Doors to all rooms. Double glazed window to the side elevation. Loft access point.

Bedroom One

11'10" x 8'9"

Double glazed window to the rear elevation. Single panel radiator. Telephone point.

Bedroom Two

11'9" x 8'5"

Double glazed window to the front elevation. Single panel radiator. Storage cupboard housing the wall mounted gas central heating boiler.

Family Bathroom

6'3" x 5'6"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with mixer tap. Single panel radiator. Part tiled walls.



Externally

The property is approached by a tarmac driveway providing an off road parking space for one vehicle, with an additional parking space in the communal parking area. Lawned front garden, hedged side boundary. The rear garden is mainly laid to lawn with paved patio areas to the rear providing ample space for garden furniture. Fenced boundaries to the rear.

Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Council Tax Band

The council tax band for this property is B.

Freehold Tenure

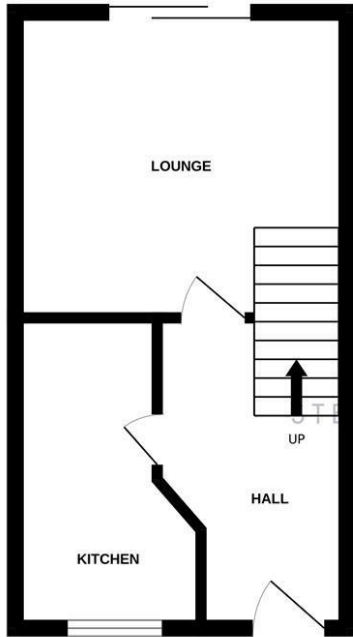
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

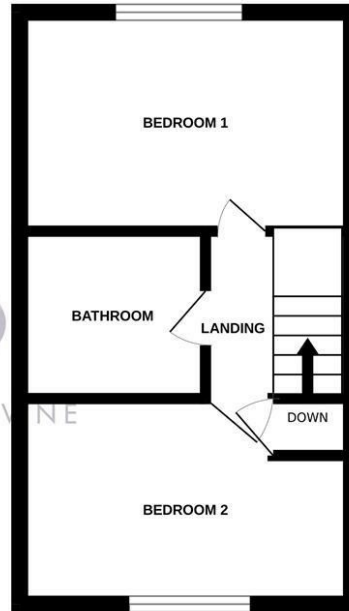
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Floorplans

GROUND FLOOR

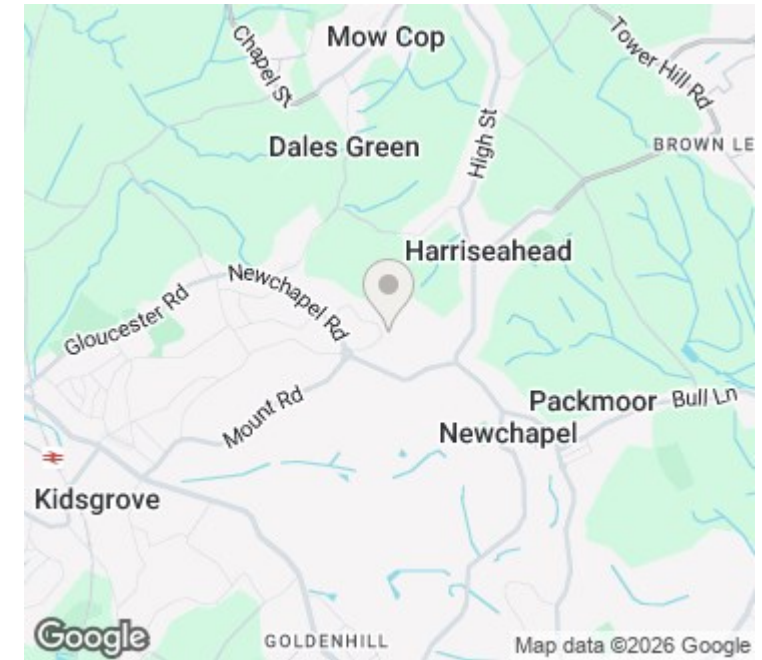


1ST FLOOR

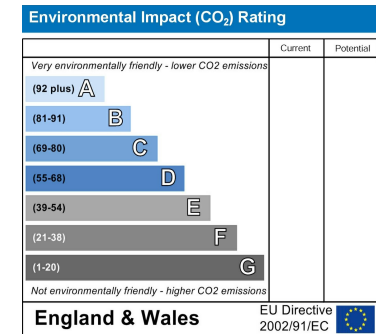
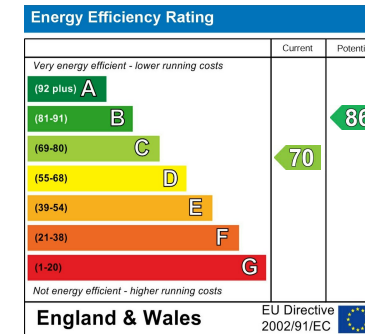


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



EPC Rating



Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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