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ESTATE AGENTS & LETTINGS
Bob Gutteridge

3 Alder Close, Kidsgrove, Stoke-On-Trent, Staffs, ST7 4TE

Freehold Offers in excess of £179,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi detached home situated in a cul de sac location Kidsgrove which provides ease of access to the Town Centre where local shops, schools and amenities can be located. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen / dining room and to the first floor are three bedrooms along with modern four piece first floor bathroom. Externally the property offers pleasant gardens to front and rear along with off road parking. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed window to front, Upvc double glazed frosted side access door, textured ceiling, coving, pendant light fitting, panelled radiator, modern grey wood effect laminate flooring, power point, stairs to first floor landing and door leads off to;

LOUNGE 4.60m x 4.67m reducing to 3.68m (15'1" x 15'4" reducing to 12'1")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, wall mounted log effect electric fireplace, panelled radiator, TV aerial connection, BT & Sky-Q connection points (Subject to usual transfer regulations), recess under stairs, smoke alarm and door provides access off to;

FITTED KITCHEN / DINING ROOM 4.67m x 2.72m (15'4" x 8'11")

With Upvc double glazed window to side, Upvc double glazed sliding patio door to rear, six spotlight fittings, a range of base and wall mounted maple wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with built in bowl and a half stainless steel sink unit with mixer tap above, space for freestanding range cooker with extractor hood above, ceramic splashback tiling, porcelain tiled flooring, panelled radiator, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer and power points.

FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space, door to built in boiler cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;

MODERN FOUR PIECE FIRST FLOOR BATHROOM 2.44m x 1.70m (8'0" x 5'7")

With Upvc double glazed frosted windows to side and rear aspects, coving to ceiling, two spotlight fitting including extractor fitting, modern chrome towel radiator, ceramic half wall tiling with inset mosaic feature file, a four piece white suite comprising of low level WC, pedestal sink unit with monobloc chrome waterfall mixer tap above, panelled bath unit with monobloc chrome waterfall tap above, corner glazed shower cubicle with thermostatic direct flow shower and wood effect laminate flooring.

BEDROOM ONE (FRONT) 3.94m x 2.79m (12'11" x 9'2")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, TV aerial connection and power points.

BEDROOM TWO (REAR) 3.48m x 2.16m + door recess (11'5" x 7'1" + door recess)

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, power points and door to built in wardrobe providing ample domestic hanging space and storage space.

BEDROOM THREE (FRONT) 2.29m x 1.83m (7'6" x 6'0")

With Upvc double glazed window to front, pendant light fitting, coving, panelled radiator and power points.

EXTERNALLY

FORE GARDEN

With garden block/brick walls to border, a double tarmac driveway with brick edging provides off road parking for two vehicles, plum slate chipping to borders and access alongside the property via double timber gates to;

ENCLOSED REAR GARDEN

Bounded by mature hedges along with concrete post and timber fencing, a brick paved area provides patio and sitting space, tiered up with a further paved seating area, lawn section and access to a garden timber shed providing ample external storage space.

COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

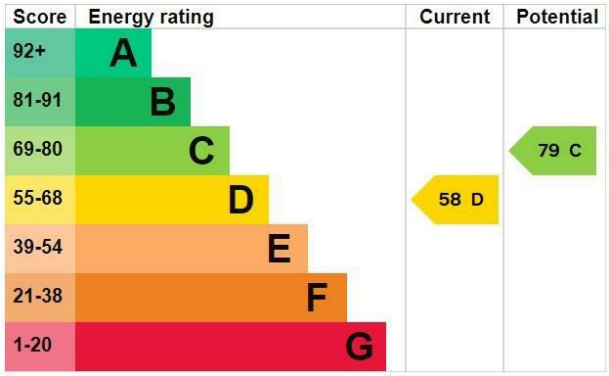
SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

All room sizes are approximate and are for guide purposes only
Plan produced using PlanUp.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

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