

71 Newchapel Road, Kidsgrove, Stoke-On-Trent, ST7 4RT



Freehold £190,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable detached bungalow, situated within the ever-popular and convenient location of Kidsgrove, providing ease of access to local shops, schools, and amenities. This well-maintained home benefits from the modern-day comforts of uPVC double glazing together with gas combination central heating. In brief, the accommodation comprises a storm porch, modern fitted kitchen/dining room, spacious lounge, two well-proportioned bedrooms, and a modern shower room. Externally, the property enjoys low-maintenance gardens to both the front and rear elevations, together with off-road parking and a detached garage.

The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the well-maintained accommodation, desirable bungalow layout, and convenient Kidsgrove location this attractive home has to offer.

STORM PORCH 3.07m x 1.12m (10'1" x 3'8")

With Upvc double glazed frosted front access door, Upvc double glazed windows to side and rear aspects, wall mounted light fitting, double panelled radiator, power points and a Upvc double glazed frosted door leads off to;



FITTED KITCHEN / DINER 6.53m x 2.34m (21'5" x 7'8")

With Upvc double glazed window to front, fluorescent light fitting, pendant light fitting, coving to ceiling, loft access, single panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in stainless steel sink unit with mixer tap above, Leisure dual compartment oven with four ring gas hob and extractor hood above, built-in boiler cupboard housing a Worcester gas combi boiler providing the domestic hot water and heating systems, and housing the electricity consumer unit, space for fridge/freezer, space for automatic washing machine, ceramic splashback tiling, ceramic floor tiling, decorative dado railing, power points and door leading off to;



LOUNGE 6.27m x 3.48m (20'7" x 11'5")

With Upvc double glazed window to front, two three-lamp spotlight fittings, single panelled radiator, decorative dado railing, feature hearth with gas fireplace, two wall mounted light fittings, TV aerial connection point, phone line connection point, power points and door leading off to;



HALLWAY 2.62m x 0.86m (8'7" x 2'10")

With pendant light fitting, power points, wall mounted thermostat, smoke alarm and doors leading off to;



BEDROOM ONE 3.48m x 2.54m (11'5" x 8'4")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, TV aerial connection point, power points and built-in wardrobes providing ample domestic storage space.



BEDROOM TWO 3.28m x 2.31m (10'9" x 7'7")

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



SHOWER ROOM 2.31m x 1.65m (7'7" x 5'5")

With Upvc double glazed frosted window to side, pendant light fitting, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit, walk-in glazed shower enclosure with thermostatic direct flow shower unit, tile effect vinyl cushion flooring and ceramic wall tiling.



EXTERNALLY

FORE GARDEN

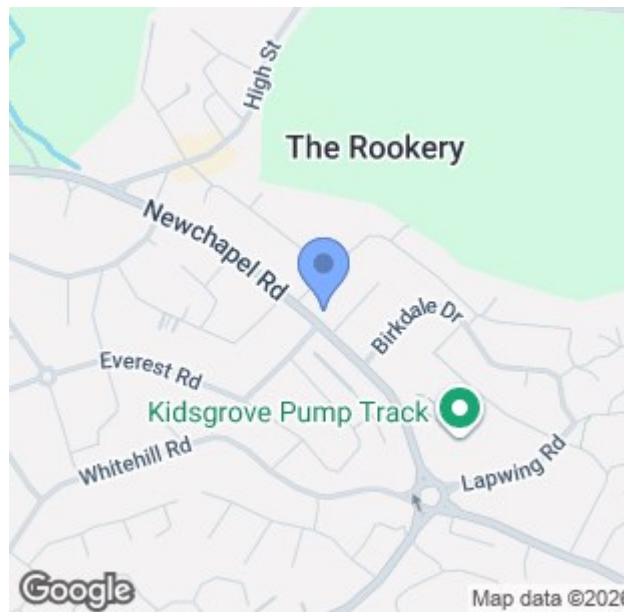
Bounded by garden brick wall with asphalt paving and driveway, artificial grass lawn, stone chippings and border beds with metallic front access gate and built-in meter cupboards housing the gas and electricity meters.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

