

FOR SALE



The Avenue, Kidsgrove ST7 1AL

2 Bedrooms, 1 Bathroom, Detached House

Offers In Excess Of £425,000



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2 Bedrooms, 1 Bathroom

Offers In Excess Of £425,000

- Grade II listed detached house
- Stunning mature gardens
- Original period features throughout
- Two reception rooms with wood floors
- Spacious double bedroom with



OVERVIEW Welcome to this absolutely charming Grade II listed detached cottage, brimming with character and warmth. Nestled on a generously sized plot, this individual and unique home sits amidst truly stunning gardens, providing an enchanting setting you'll love coming back to each day.

Step inside and you're greeted by two inviting reception rooms. The first features beautiful wood floors and a characterful fireplace-the ideal setting for cosy evenings in. The second reception room, also styled with wood flooring, opens out directly to the garden, allowing you to savour peaceful outdoor views all year round.

The kitchen is a delight, boasting a classic quarry tiled floor that echoes the cottage's rich heritage while providing a practical and stylish space to cook and dine. Upstairs, you'll find two comfortable bedrooms. The spacious double includes handy built-in wardrobes, while the second bedroom is perfectly suited for a single bed or a flexible home office space.

The luxurious bathroom is fitted with a rain shower, adding a touch of modern comfort to the home's traditional atmosphere.

Outside, the gardens are simply breath-taking, offering a tranquil retreat and plenty of space for outdoor entertaining or quiet reflection. The property's prime location means you're just a stone's throw from green spaces, public transport links, convenient local amenities, and reputable schools-making it ideal for anyone seeking village charm with superb connectivity.

This cottage really is bursting with original features and timeless appeal-come and fall in love with your next forever home!

LOUNGE 13' 7" x 8' 8" (4.15m x 2.66m) Having arched



lead glass windows to the front and side elevations, open fire with ornate surround and decorative tiled inset, wood panelled walls, parquet flooring, radiator.

DINING ROOM 13' 7" x 12' 5" (4.15m x 3.81m) Arched leaded glass windows to the front and side elevations, hard wood entrance door, cast iron spiral staircase, parquet flooring, radiator.

STUDY 9' 10" x 5' 0" (3.02m x 1.54m) Arched leaded windows to the rear and side elevations, parquet flooring, radiator.

KITCHEN 10' 7" x 9' 10" (3.24m x 3.02m) Fitted with wall and base units with tiled work surface over which incorporates a sink unit and drainer, integrated gas hob and double oven, integrated fridge/freezer and dishwasher, quarry tiled floor, double doors opening into the conservatory,.

WC 5' 7" x 3' 10" (1.71m x 1.18m) Comprising; low level WC and pedestal hand wash basin, arched leaded

window to the side elevation, housing gas combination boiler.

CONSERVATORY 11' 1" x 8' 8" (3.38m x 2.65m) Wood framed with dwarf wall and door opening onto the rear garden and driveway.

LANDING 9' 7" x 5' 2" (2.93m x 1.60m)

BEDROOM 12' 10" x 11' 10" (3.93m x 3.63m) Having built in wardrobes, skylight to ceiling, wood flooring, radiator.

BEDROOM 10' 9" x 9' 10" (3.30m x 3.02m) Skylight to ceiling, wood flooring, radiator.

BATHROOM 8' 2" x 7' 10" (2.50m x 2.40m) Comprising; low level WC, pedestal hand wash basin, bath and shower unit, parquet flooring, skylight to ceiling, radiator.

EXTERNAL The property sits on a generously sized



plot enclosed by mature hedges. A block paved driveway offers ample off road parking for a number of vehicles and which leads up to a detached double garage. The extensive gardens are beautifully manicured with a central paved seating area. The front of the property is simply charming with a Minton tiled porch and water fountain.



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Ground Floor

First Floor

All measurements are approximate and for display purposes only

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