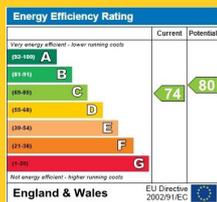




## 1 Tennyson Avenue, Kidsgrove, Stoke-on-Trent, ST7 4NN



Asking price

# £280,000

If your looking for a fantastic family home with four double bedrooms, two bathrooms and three reception rooms, plus extensive grounds then look no further. Benefiting from great modernisation. Properties like this do not come for sale often so arrange a viewing before it's too late.

To view: 01782 784442  
[kidsgrove@bjbmail.com](mailto:kidsgrove@bjbmail.com)





**Further Detail**

Tucked away in the favourable location of Acres Nook, you will find a home that you and your extended family can just move straight into. The property consists of an entrance porch, extensive hall, lounge, sitting room, dining room, kitchen and utility room, ground floor shower room and an integral garage. On the first floor there are four big double bedrooms and a lovely bathroom. Externally the truly spacious grounds have gardens to the front and rear, a garage and ample parking for numerous vehicles.

**Ground Floor**

**Entrance Porch**

An open canopy porch with a pitched tiled roof and a coach lamp.

**Entrance Hall 19'0" x 6'11" (5.803 x 2.125)**

An excellent first impression to this home which is entered via a UPVC double glazed door with a wood effect laminate floor, stairs to the first floor with useful under stairs store cupboard, three wall light points, Telephone point and a radiator.

**Lounge 15'4" x 11'11" (4.672 x 3.623)**

A beautifully presented living room with UPVC double glazed bow window to the front elevation. Wood effect laminate flooring, Television point, feature marble fireplace with electric fire inset, two wall light points and a radiator.



**Sitting Room 11'11" x 8'11" (3.621 x 2.720)**

Wood effect laminate flooring, UPVC double glazed window to the rear elevation. Single panelled radiator. Television point. Telephone point.

**Ground Floor Shower Room 7'0" x 5'2" (2.129 x 1.574)**

A modern fully fitted three piece shower room, comprising fully tiled corner shower cubicle with a rain fall shower head, modern circular wash hand basin set on to a vanity unit with cupboards below, close coupled WC, chrome towel radiator, modern tiled walls and floor, spotlights inset into ceiling, extractor and a UPVC double glazed window to the rear elevation.

**Breakfast Kitchen 12'0" x 11'11" (3.654 x 3.620)**

A fantastic kitchen, fitted with a range of high gloss finished red wall, drawer and base units, incorporating round edge heat resistance working surfaces and a 1 ½ drainer stainless steel sink unit with mixer tap and tiled splash back walls plus a slate effect laminate tiled floor. There is an integral fridge and dish washer, space for a range cooker with a brush steel splash back and a matching brush steel chimney style extractor above, up-lighters on the wall units, spot lights inset into the ceiling, TV point and UPVC double glazed window to the rear elevation, overlooking the rear garden, door to the dining room and a door to the utility room.

**Utility Room 8'6" x 6'8" (2.597 x 2.028)**

Fitted with matching units to the kitchen with a single drainer stainless steel sink unit with mixer tap, plumbing for an automatic washing machine and vent for dryer. UPVC double glazed door and window to the rear elevation and Upvc double glazed door to the rear, slate effect laminate tiled floor, wall mounted gas fired central heating boiler.

**Dining Room 12'3" x 12'1" (3.740 x 3.684)**

Lovely presented with a wood effect laminate floor, UPVC double glazed bow window to the front elevation, radiator, door to the entrance hall and TV point.

**First Floor**

**Landing 16'2" x 6'11" (4.921 x 2.106)**

A extensive landing area with a UPVC double glazed window to the front elevation with views over the houses to the woodland, single radiator, loft access with a ladder and lighting.



**Bedroom One 12'4" x 12'1" (3.752 x 3.682)**

UPVC double glazed window to the front elevation with views over the houses to the woodland, single radiator and TV point.

**Bedroom Two 12'2" x 11'11" (3.708 x 3.621)**

UPVC double glazed window to the front elevation with views over the houses to the woodland, single radiator and TV point.

**Bedroom Three 12'1" x 11'11" (3.676 x 3.632)**

UPVC double glazed window to the rear elevation, single radiator and TV point.

**Bedroom Four 12'2" x 10'0" (3.704 x 3.064)**

UPVC double glazed window to the front elevation, single radiator and TV point.



**Bathroom 8'10" x 8'2" (2.693 x 2.485)**

Beautifully presented and modern four piece suite incorporating a panelled bath, vanity unit with ample store cupboards incorporating the wash hand basin and concealed WC, a double size corner shower cubicle with aqua panel walls and an electric shower, modern tiled walls, Chrome towel radiator, panel ceiling with spotlights inset and extractor fan, wood effect laminate floor and UPVC double glazed window to the rear elevation.



**Externally**

**Front Garden**

The property benefits from having an excellent large plot and set far back from the road which has predominantly lawned gardens to the front, there is an extensive block paved driveway leading to the garage and a side access gate, plus further parking space close to the hedge which is ideal to park a caravan. The front garden has a hedge and fence surround.

**Rear Garden**

To the rear there is an extensive teared lawn garden with an elevated position with a hedge and fence surround and mature Apple trees.

**Integral Garage 19'7" x 9'1" (5.965 x 2.765m)**

Up and over door to the front, power and lighting plus an access door to the utility room.



**IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.