



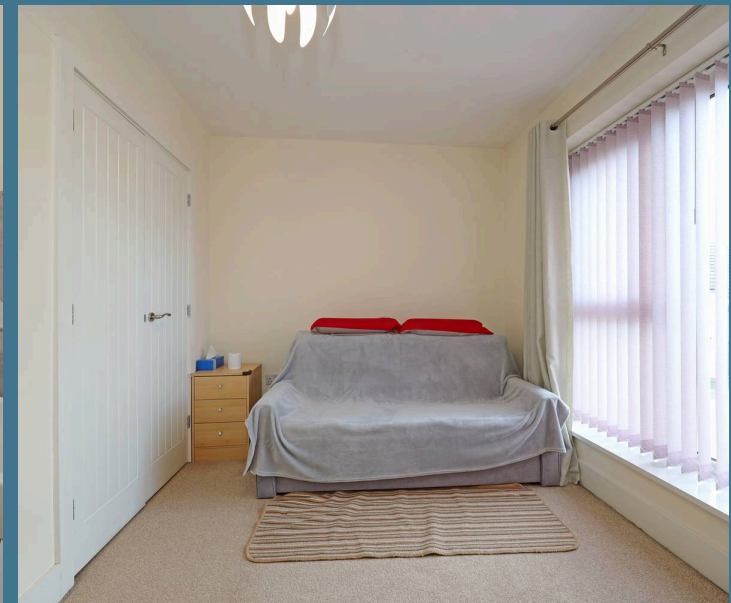
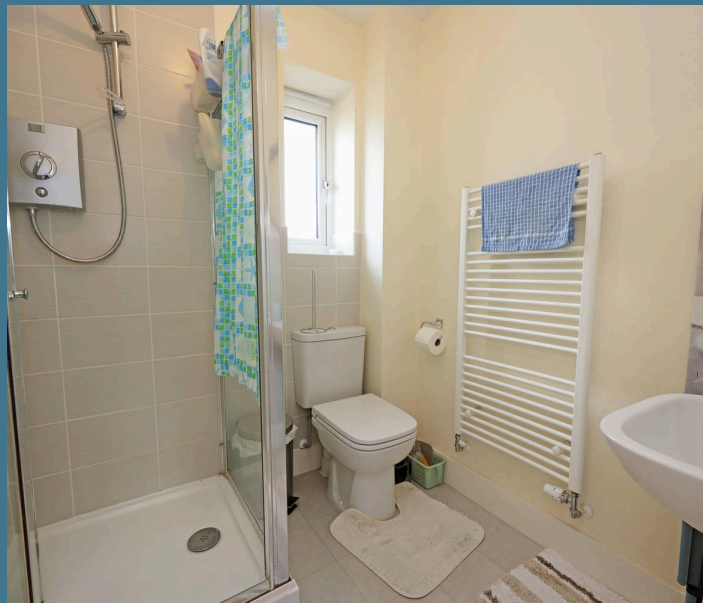
FOLLOW  **LLS**

9 Harold Hines Way, Stoke-On-Trent - ST4 8WJ
£260,000

- Three Bedroom Semi Detached House
- Extremely Popular Modern Development
- Spacious Lounge and Open Plan Dining Kitchen
- Convenient Access to Various Local Amenities
- Easy Access to Commuter Links
- No Upward Chain

A modern three bedroom semi detached house forming part of a recent build and extremely popular development. Within striking distance of an array of local amenities and eateries within the Trentham district, including Trentham Gardens recreational area. Located within easy commuting distance of main road networks including A34, A50 and junction 15 of the M6.

Entrance hall with modern composite door and turn staircase. Spacious lounge with large square bay window and under stair storage. Open to a spacious family dining kitchen with hard flooring and double patio doors onto the rear garden. The kitchen area is fitted with white gloss units with fitted electric oven/grill and gas hob with splash back and extractor above. Additional freestanding appliances comprising dishwasher, fridge/freezer can also be included within the sale. A utility/rear porch with a modern composite door gives access to the rear. Further free standing washing machine and separate dryer can also be included within the sale. Off the utility/porch is a cloaks/WC with central heating boiler.





On the first floor there is a spacious landing area with loft hatch and ladder attachment. Access is given to three bedrooms which includes a master suite having feature full height picture window overlooking the front and an ensuite shower room. Additionally, a three piece family bathroom services the other family bedrooms.

Externally there is a small low maintenance front garden area and pathway to front door. A tarmac driveway to the side provides parking for vehicles with electric vehicle charging point. A good size enclosed garden is situated to the rear mainly laid to the lawn with small patio area and garden shed.

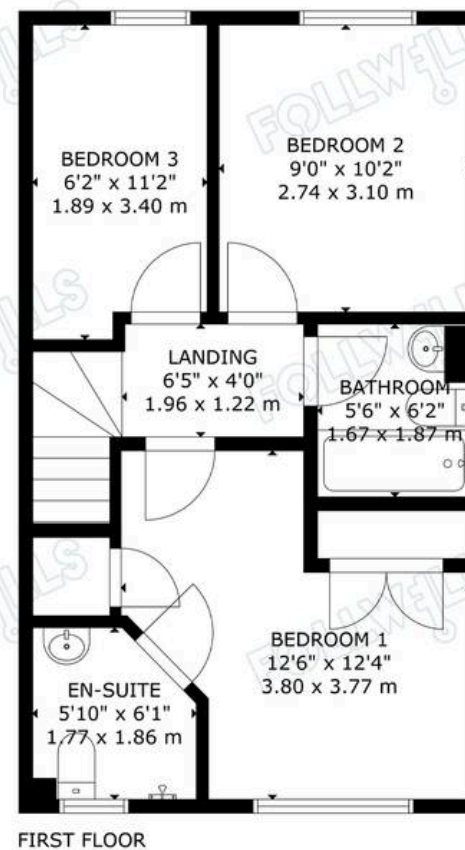
The property is to be sold with no further upward chain, with completion after 15/12/25

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 87 m²/937 sq ft
GROUND FLOOR: 47 m²/508 sq ft, FIRST FLOOR: 40 m²/429 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

360
PICTURE UK