



2 John Bradbury Place

ST4 8ZQ

O.I.R.O £258,950



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B



STEPHENSON BROWNE

A handsomely presented, modern constructed three bedroom semi-detached family home, well located for local amenities and commuting links; situated on a popular recently built development.

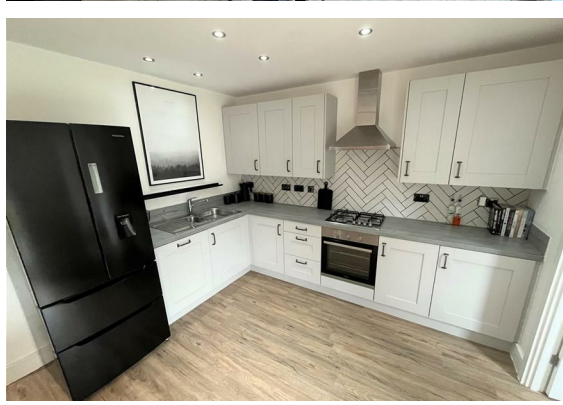
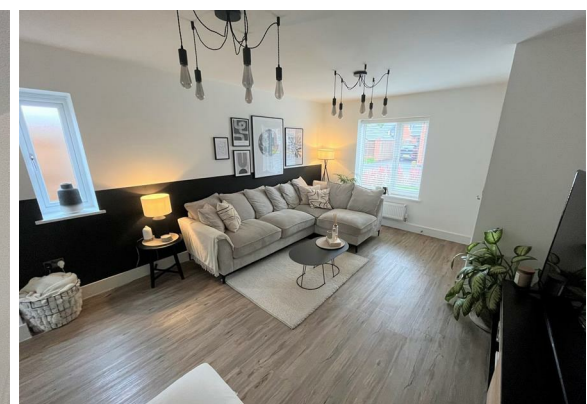
The property hosts a large lounge to the front aspect, configured in a contemporary open plan fashion with the kitchen diner, together with hosting a large under-stairs storage cupboard. The kitchen is fitted out with a comprehensive high quality range of wall and base units with worktops over and tiled splashbacks. Integrated dishwasher, electric oven, stainless steel hob and extractor hood. Further to the kitchen, the property benefits from a separate utility room and downstairs WC.

To the first floor, there are three spacious bedrooms, with the principal bedroom occupying the front of the home, hosting a large fitted wardrobe with sliding doors, an integral over-stairs cupboard and three piece en-suite shower room. The home is serviced by a three piece family bathroom with privacy window to the side elevation.

Externally, the property hosts a paved walkway to the front door and driveway, with a small lawned garden area and tarmac driveway parking. Side gate providing access to back garden. At the rear aspect, there is a large enclosed South-Facing garden, laid mostly to lawn with a wonderful patio paved area.

The loft space is also fully boarded for added practicality.

Council Borough: Stoke-On-Trent
Council Tax Band: C
Tenure: Freehold
EPC Grade: B



Living Room

15'11" x 12'5"

Kitchen

15'6" x 11'1"

Utility Room

5'10" x 5'0"

Downstairs WC

5'10" x 3'4"

Entrance Hallway

6'2" x 4'3"

Landing

6'6" x 4'0"

Bedroom One

12'7" max x 12'5" max

Bedroom One En-Suite

6'2" x 5'10"

Bedroom Two

10'2" x 8'11"

Bedroom Three

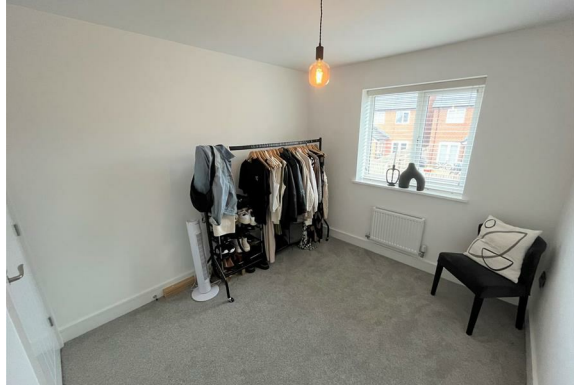
11'1" x 6'3"

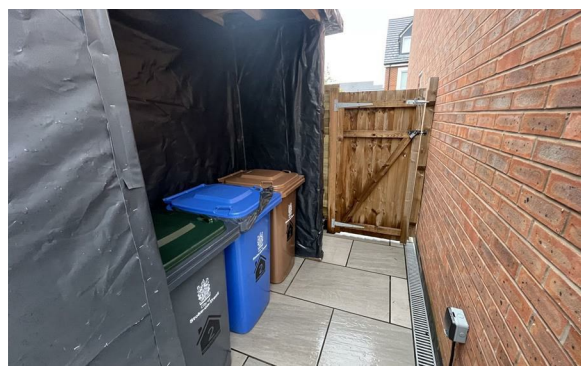
Bathroom

6'0" x 5'4"

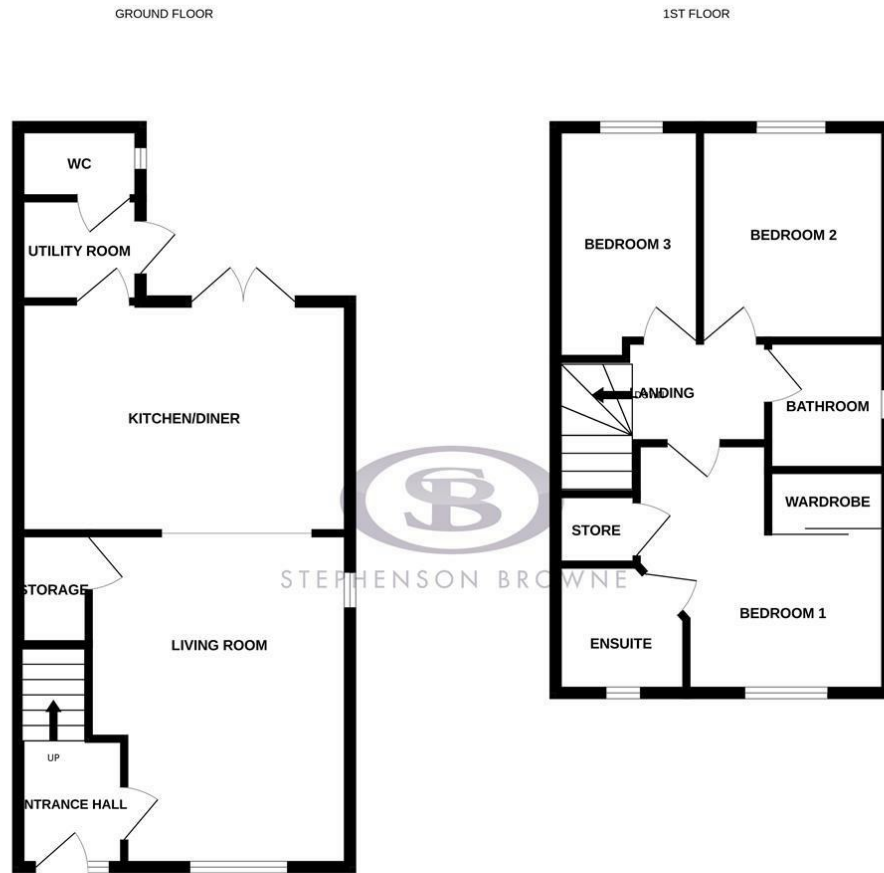


- Semi-Detached Home
- Three Spacious Bedrooms
- Open Plan Living Accommodation
- Separate Utility Room
- Downstairs WC
- En-Suite Shower Room
- Three Piece Family Bathroom
- Enclosed Rear Garden and Patio
- Driveway Parking
- Very Well Presented Throughout





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2023

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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