



59 Samuel Street

ST7 4SR

Guide Price £135,000



3



2



2



D



STEPHENSON BROWNE

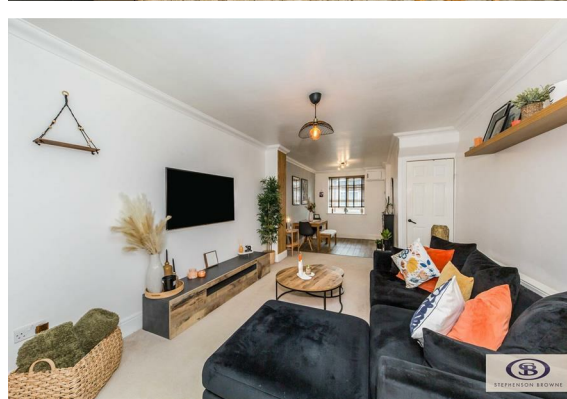
ATTENTION FIRST TIME BUYERS - Welcome to Samuel Street, Packmoor, a simply stunning three storey, **THREE BEDROOM** mid-terrace home. This property is perfect for first-time buyers looking for a cosy yet spacious home.

The property has been immaculately maintained, enjoying a stylish décor throughout boasting a modern feel whilst maintaining characterful features including coving to the ceiling, wood style flooring and panelling to the walls! It is ready to move straight into, ensuring a smooth process!

As you step inside, you'll be greeted by not one, but two open plan reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. Having been extended to the rear to provide a beautiful kitchen space, with Velux windows, a range of shaker style units, wood effect working surfaces over, herringbone tiled splashbacks and all of the integral appliances you will need! On from here is the modern shower room, with complimentary tiled flooring and walls, and a three piece suite. Spanning over three floors, the property offers three bedrooms with the second and third on the first floor, and principal on the second floor along with a handy WC.

Externally, you will find an easy to maintain courtyard, with Indian stone paving, and gate providing access to behind the home.

Overall, this property on Samuel Street is a true gem waiting to be discovered. With its ideal location, ample living space, and modern amenities, it offers a wonderful opportunity to create a warm and inviting home for you and your family.



Hall

With mosaic tile effect flooring, ceiling light fitting, stairs to the first floor and door to:

Dining Room

Enjoying a UPVC double glazed window to front elevation, wood style flooring, coving to the ceiling, ample sockets, ceiling light fitting, cupboard housing the fuses and open plan to:

Living Room

Hosting fitted carpet, radiator, ceiling light fitting, ample sockets, coving to the ceiling, door to under the stairs storage and open to:

Kitchen

Comprising of a range of wall, base and drawer units with wood style working surfaces over, Herringbone tiled splashback and integral appliances including: sink with drainer and mixer tap, oven, four point gas hob with extractor over, washing machine and fridge freezer. With wood style flooring, ample sockets throughout, ceiling light fitting, inset spotlighting, Velux window, UPVC door with obscure double glazed insert taking you to the garden and door to:

Shower Room

Presenting a low level WC and hand basin incorporated within fitted storage unit, mirrored unit over, walk-in shower with dual shower head and glass screen, fully tiled walls and flooring, inset spotlighting, wall mounted heated towel rail and UPVC double glazed obscure glass window to side elevation.

First Floor Landing

With wooden spindle balustrade surrounding the stairs, stairs to second floor, ceiling light fitting, fitted carpet, ample sockets, picture rail and doors to all first floor rooms, such as:

Bedroom Two

With fitted carpet, half wall panelling, radiator, ample sockets, ceiling light fitting, two wall lights and UPVC double glazed window to rear elevation.

Bedroom Three

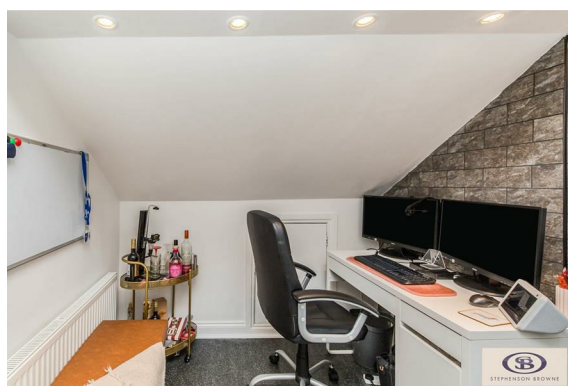
With wood style flooring, UPVC double glazed window to front elevation, half wall panelling, radiator, ceiling light fitting, TV point, ample socket and radiator.

Second Floor Landing

Having radiator, fitted carpet, ceiling light fitting, doors to:

Bedroom One

With inset spotlighting, ample sockets, fitted carpet, radiator, eaves storage



WC

With a push flush WC, hand basin, tiled walls, flooring and splashback, wall extractor, ceiling light fitting and chrome heated towel rail.

Externally

Presenting an easy to maintain courtyard with Indian stone paving, half height wall with slated panels over, providing additional privacy whilst keeping the area light and open. A wooden gate offers access to behind the property.

Council Tax Band

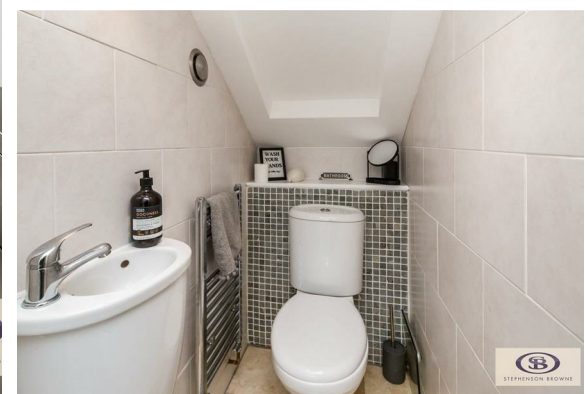
The council tax band for this property is A.

NB: Tenure

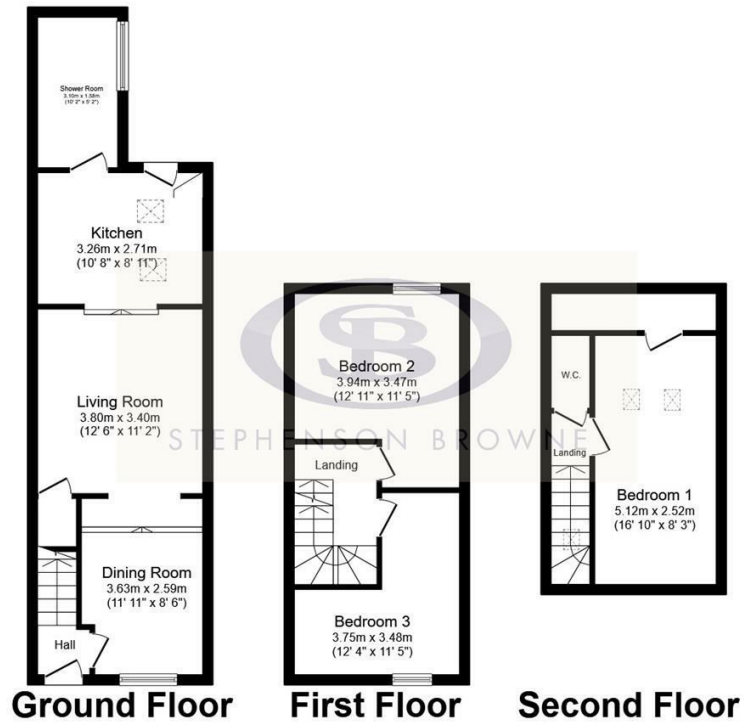
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



Floor Plan



Total floor area 84.9 m² (914 sq.ft.) approx

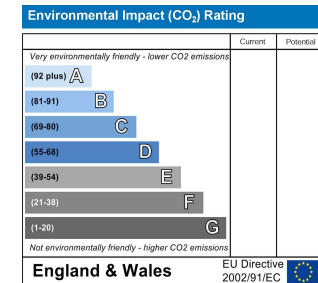
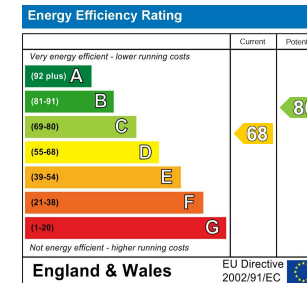
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
 T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk