

£425,000

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Independent Estate Agents



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****SPACIOUS & VERSATILE ACCOMMODATION**NON-ESTATE LOCATION**IMMACULATELY PRESENTED THROUGHOUT**** This DETACHED HOUSE comprises of ENTRANCE PORCH with natural slate floor, WC with white suite, RECEPTION ROOM which is ideal for numerous uses, with open arch access to the LOUNGE which has open arch access to the DINING ROOM with multi-fuel burner, KITCHEN with a range of HIGH GLOSS, SOFT CLOSE, wall, base & drawer units with INTEGRATED APPLIANCES, REAR HALLWAY, UTILITY ROOM & WC. First floor accommodation comprises of FOUR DOUBLE BEDROOMS with MAIN BEDROOM benefitting from DRESSING ROOM & EN-SUITE BATHROOM, which has a FREE STANDING SLIPPER BATH. In addition there is a BATHROOM with BATH & SEPARATE SHOWER, PLUS SEPARATE WC. Stairs give access to the LOFT ROOM benefitting from Velux windows, power & lighting. Externally to the front of the property is a raised crazy paved path/border with established plants & shrubs, tarmacadam DRIVEWAY providing parking for multiple vehicles, which gives access to the Garage, benefitting from electric roller shutter door, power & lighting. Full height pedestrian gates give access to the rear garden having astro turf lawn, decking areas, paved patio areas, power, water tap & lighting. Close to Local Amenities, Meir Park amenities, Transport Links & Highly Regarded Schools. ****MUST BE VIEWED TO APPRECIATE THE SIZE AND STANDARD OF ACCOMMODATION****

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ENTRANCE PORCH

6'10"(max) x 4'1"(max) (2.09m(max) x 1.27m(max))

RECEPTION ROOM

12'2"(max) x 9'11"(max) (3.73m(max) x 3.03m(max))

WC

7'10"(max) x 3'0"(max) (2.40m(max) x 0.93m(max))

LOUNGE

15'11"(max) x 12'2"(max) (4.86m(max) x 3.73m(max))

DINING ROOM

15'11"(max) x 7'10"(max) (4.86m(max) x 2.41m(max))

KITCHEN

14'9"(max) x 7'11"(max) (4.52m(max) x 2.42m(max))

UTILITY ROOM

4'10"(max) x 3'10"(max) (1.49m(max) x 1.17m(max))

REAR HALLWAY

4'10"(max) x 3'9"(max) (1.49m(max) x 1.15m(max))

CLOAKROOM

6'10"(max) x 3'11"(max) (2.09m(max) x 1.20m(max))

FIRST FLOOR ACCOMMODATION**STAIRS & LANDING**

15'8"(max) x 9'2"(max) (4.80m(max) x 2.80m(max))

BEDROOM ONE

15'10"(max) x 12'2"(max) (4.85m(max) x 3.73m(max))

DRESSING ROOM

8'2"(max) x 7'11"(max) (2.49m(max) x 2.43m(max))

EN-SUITE

7'11"(max) x 7'5"(max) (2.43m(max) x 2.27m(max))

BEDROOM TWO

12'11"(max) x 11'2"(max) (3.95m(max) x 3.41m(max))

BEDROOM THREE

11'8"(max) x 11'0"(max) (3.58m(max) x 3.37m(max))

BEDROOM FOUR

11'0"(max) x 9'10"(max) (3.37m(max) x 3.01m(max))

BATHROOM

8'0"(max) x 7'1"(max) (2.46m(max) x 2.17m(max))

WC

4'11"(max) x 2'11"(max) (1.51m(max) x 0.91m(max))

LOFT ROOM

29'6"(max) x 15'1"(max) (9.00m(max) x 4.62m(max))

GARAGE

17'5"(max) x 8'11"(max) (5.33m(max) x 2.74m(max))

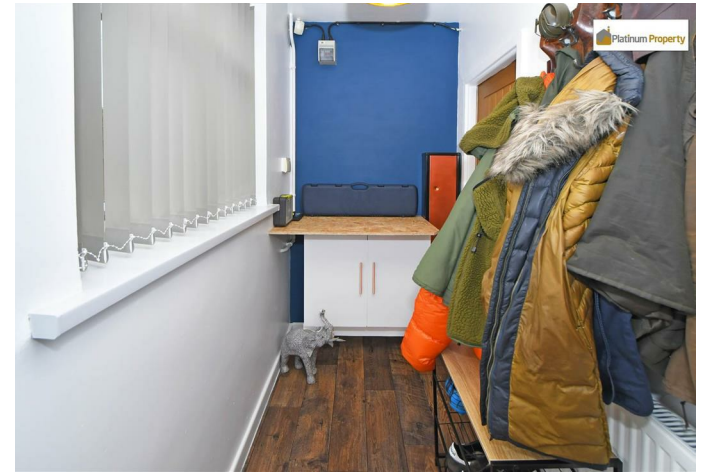
EXTERIOR

- **SPACIOUS & VERSATILE ACCOMMODATION**
 - **NON-ESTATE LOCATION**
- **IMMACULATELY PRESENTED THROUGHOUT**
 - **THREE RECEPTION ROOMS**
- **KITCHEN WITH HIGH GLOSS, SOFT CLOSE UNITS**
 - **UTILITY ROOM & GROUND FLOOR WC**
 - **FOUR DOUBLE BEDROOMS**
- **MAIN BEDROOM WITH EN-SUITE BATHROOM & DRESSING ROOM**
 - **PRIVATE & FULLY ENCLOSED REAR GARDEN**
 - **CLOSE TO LOCAL AMENITIES**

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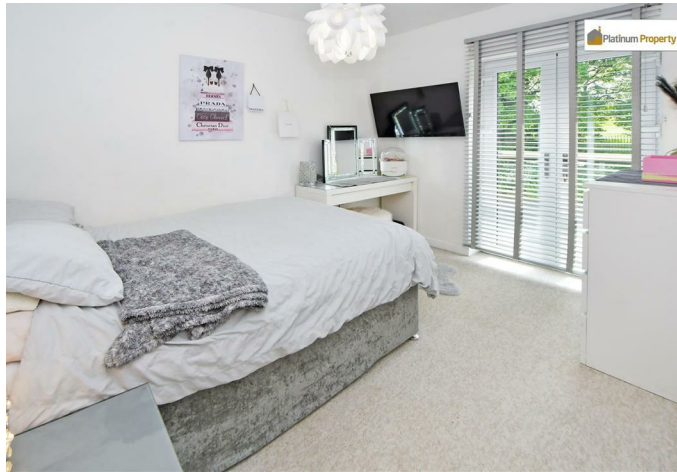
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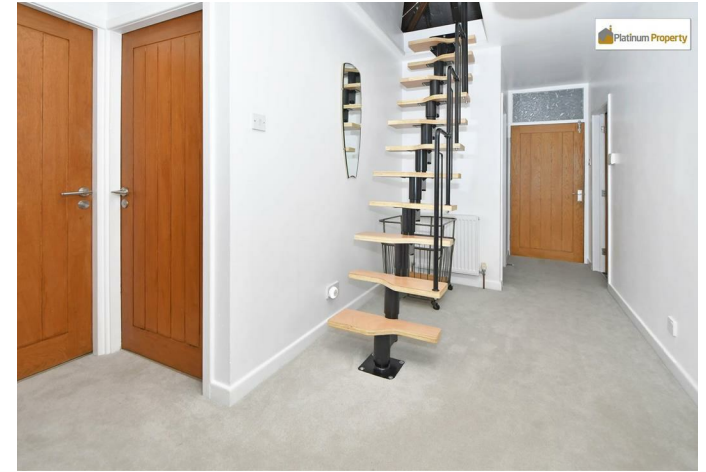
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AGENTS NOTES

TENURE

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

NOTE TO PURCHASERS

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

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