

Princes NO. 88 *Road*

Hartshill



Wecolme



Located in the historic village of Hartshill, 88 Princes Road is a characterful four-bedroom home, close to local amenities, schools and the Royal Stoke University Hospital. From the doorstep there are also great transport links, ideal for commuting.



Spacious Living

Approach the property via the fronted garden and step into the entrance hall, which welcomes you with a beautiful, Minton tiled floor. Turn left into the lounge, where a striking cast iron fireplace and open fire are drenched in natural light from the large bay window. You'll notice that the current owner has gone to great lengths enhancing and restoring this deceptively spacious home.

Further along the entrance hall, stands the dining room with a floor-to-ceiling window and access to the rear garden. This is the perfect space for entertaining guests and enjoying evening dinner with the family. Take a left out of the dining room and into the kitchen and breakfast room. Fitted units with integrated oven and hob provide everything you need for cooking up hearty family meals and there's plenty of space for a breakfast bar or table.





Secret Sanctuary

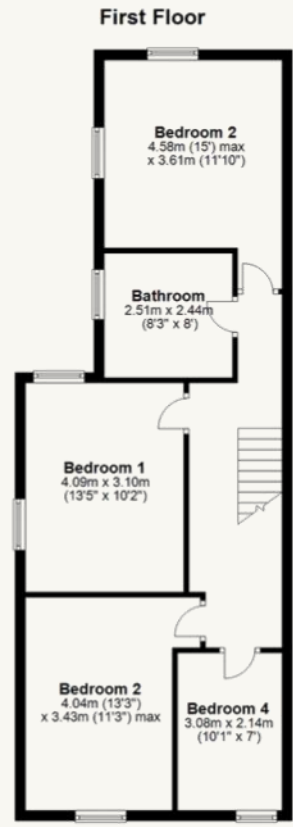
To the rear of the kitchen is a plumbed utility room with storage units, boiler and sink. Walk into the lobby to access the ground floor shower room and the rear garden. As you step outside, you'll see a raised border and steps leading up to the garage and a cosy space, ideal for a hot tub and shaded seating area.

As well as boasting residents' parking to the front of the property (with parking permit), there's also off-road parking for one vehicle to the rear, and the option to utilise the garage, which has recently been rebuilt with an electric roller door and new roof.





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An Oasis of Calm

Make your way back along the ground floor and follow the staircase up to the first floor. Leading off from the landing are four bedrooms, and a family bathroom with walk-in shower and roll top bath. There is also scope to add an additional staircase in lieu of bedroom four to create a sizeable master bedroom and ensuite within the current loft space.

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