



## 3 Waterfall Lane

Waterhouses, Stoke-on-Trent, ST10 3HT

\*\*\*\* STUNNING PROPERTY WITH BEAUTIFUL GARDENS \*\*\*\* Abode are delighted to offer for sale a very well presented detached property in the highly regarded village of Waterhouses. In brief the property offers a porch and hall, lounge through to the diner, conservatory and a study/family room, fitted kitchen, cloakroom and a rear porch. Three first floor bedrooms and a family bathroom. The property is located on a good size plot with established front and rear gardens, ample parking and a garage. VIEWING IS HIGHLY RECOMMENDED.

£360,000

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- EXECUTIVE DETACHED PROPERTY
- PORCH & HALL
- CONSERVATORY & FAMILY ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- AMPLE PARKING
- GARDENS
- LOUNGE & DINER
- CLOAKROOM & REAR PORCH
- GARAGE

### INTRODUCTION

### PORCH

### HALL

### LOUNGE

14'4" x 13'7" (4.37 x 4.14)

### DINING AREA

11'0" x 8'5" (3.35 x 2.57)

### CONSERVATORY

8'9" x 8'4" (2.67 x 2.54)

### STUDY/FAMILY ROOM

10'1" x 8'2" (3.07 x 2.49)

### KITCHEN

18'0" x 7'8" (5.49 x 2.34)

### CLOAKROOM

### REAR PORCH

### FIRST FLOOR LANDING

### BEDROOM

13'2" x 9'3" (4.01 x 2.82)

### BEDROOM

11'11" x 8'4" (3.63 x 2.54)

### BEDROOM

7'11" x 5'11" (2.41 x 1.8)

### BATHROOM

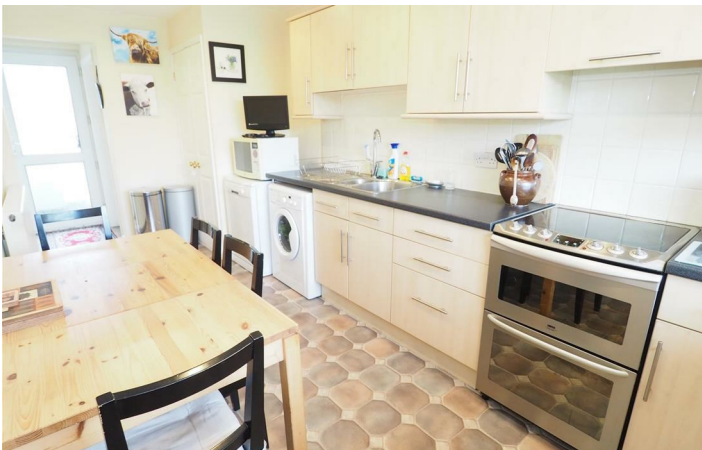
### OUTSIDE



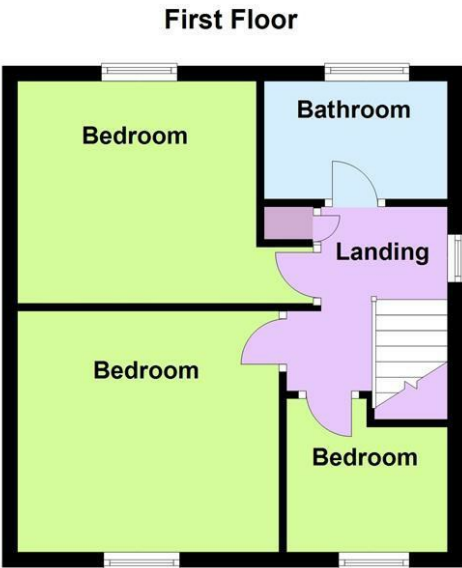
Directions

Mr and Mrs Shanks





Floor Plan



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	77
England & Wales		
EU Directive 2002/91/EC		