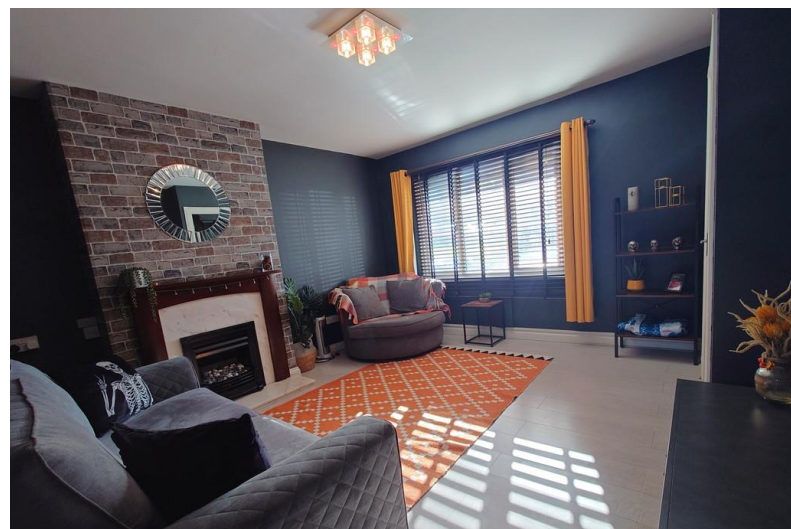




Community Drive
Smallthorne, ST6 1RU

- A SPACIOUS TERRACED HOUSE
- BEAUTIFULLY PRESENTED!
- TWO BEDROOMS & EXTRA LOFT ROOM
- PARKING & DETACHED GARAGE
- MODERN KITCHEN/DINER
- UPVC D/G & GAS C/H
- NEARBY TO AMENITIES
- CONVENIENT LOCATION TO ROAD LINKS

Offers Over £130,000





Property Description

INTRO

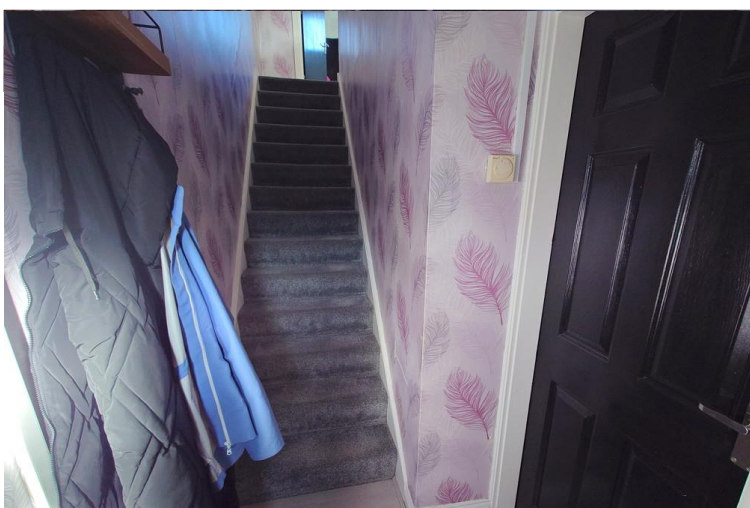
A spacious and beautifully presented terraced property! Comprising entrance hall, stylish lounge, modern kitchen/diner, ground floor cloaks/w.c, two bedrooms and a family bathroom, with stairs to a useful extra loft room. A drive provides parking to the front, and there is a handy detached garage to the rear. A slick low maintenance rear garden. UPVC double glazing and gas central heating. An ideal spot for local amenities and road links across the city. Don't hesitate to contact us to register your interest today!

DIRECTIONS

Please use postcode ST6 1RU for Sat Nav/Google Maps. From Smallthorne, proceed along Community Drive, where eventually the property can be found on the left hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL





UPVC front door. Staircase to the first floor. Thermostat.

LOUNGE

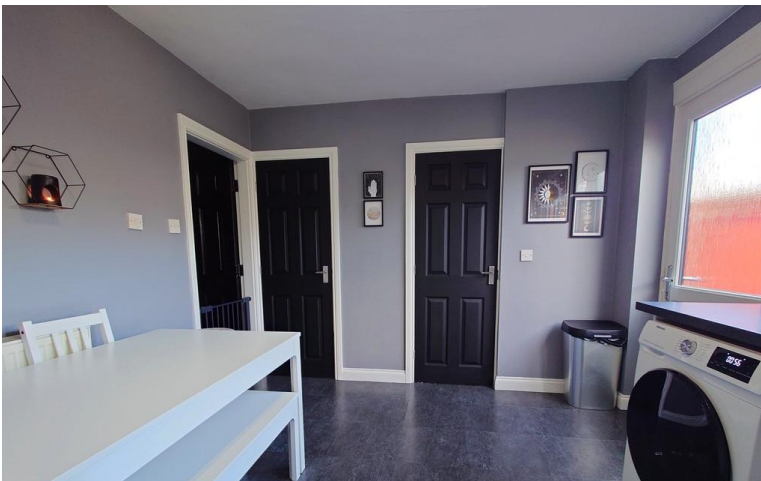
13' 5" x 12' 5" (4.1m x 3.8m)

A sleek living room with feature fire and surround. Window to the front, radiator. Laminate flooring.

KITCHEN/ DINING ROOM

12' 4" x 10' 7" (3.76m x 3.25m)

A modern updated kitchen with defined dining space. Base and wall mounted cupboards with worksurface over. Single drainer sink unit. Oven and extractor. Window to the rear. Tiled flooring, radiator and doors to a useful store cupboard and door to:



CLOAKS/W.C

FIRST FLOOR LANDING

Door to store cupboard housing gas boiler cylinder tank.

BEDROOM ONE

15' 10" x 9' 3" (4.85m x 2.84m)

Window to the front and radiator. Staircase leads to:

LOFT ROOM

15' 5" x 12' 0" (4.7m x 3.66m)

Velux window, radiator.



BEDROOM TWO

9' 3" x 10' 2" (2.84m x 3.12m)

Window to the rear, radiator. Fitted sliding glass wardrobes.

BATHROOM

7' 6" x 5' 10" (2.29m x 1.78m)

A well presented fitted suite with panelled bath, low level w.c, wash hand basin. Tiled walls, cushion flooring. Two frosted windows to the rear. Chrome towel radiator.

EXTERNALLY

FRONTAGE

A tarmac driveway to the front.

REAR GARDEN

A beautifully presented low maintenance rear paved area, enclosed with fencing. Step down to:

DETACHED GARAGE

A timber garage with power and lighting.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's &





Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



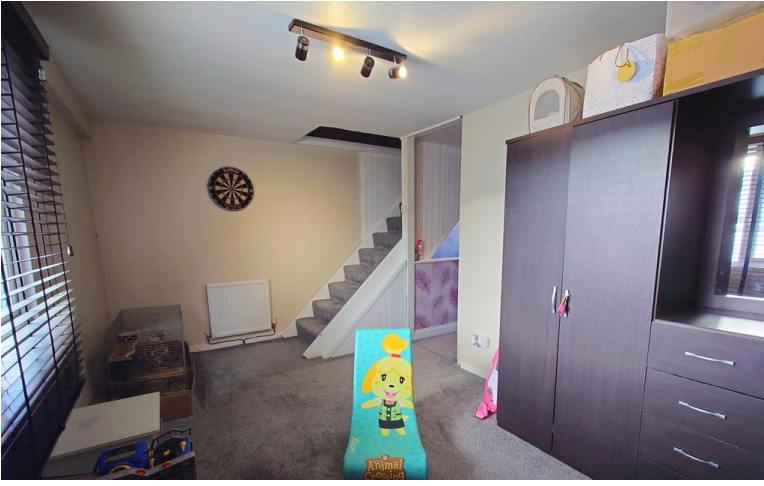
LOCAL AUTHORITY

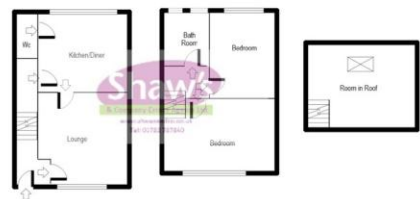
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (TO FOLLOW)







While every attempt has been made to ensure the accuracy of the floor plan, construction, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 The plan is for illustrative purposes only and should be used as such. No responsibility can be taken.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder





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 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements