



BELVOIR!

The Collection

Waterloo Road, Stoke-on-Trent ST6
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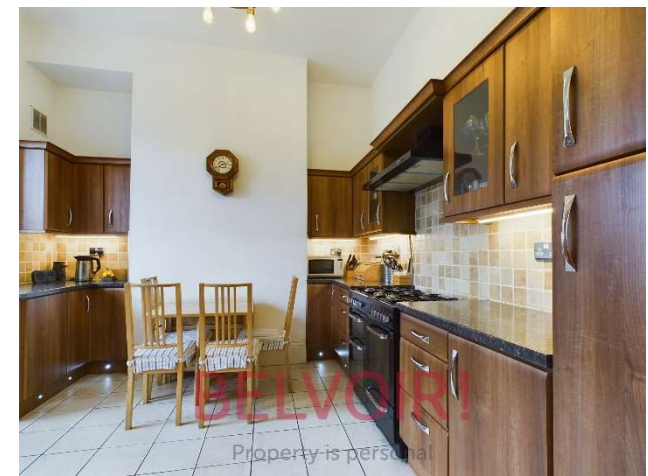
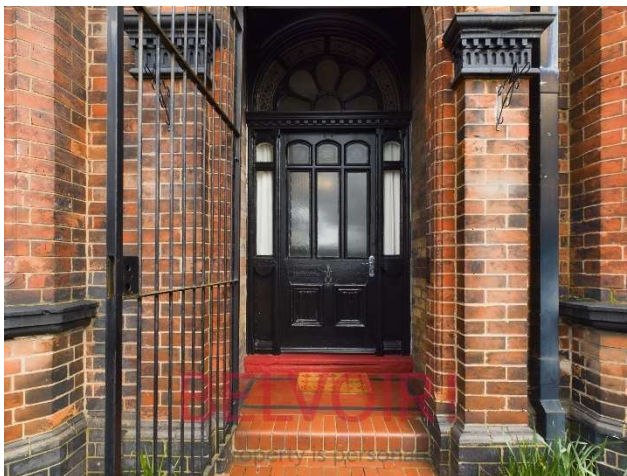
Offers in excess of £300,000

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Key Features

- Grade 2 listed property
- Unique period property
- Extremely spacious at 250sqm +
- Ready to move into
- 6 double bedrooms
- Star Buy!
- Freehold





Fall in love with this ABSOLUTELY SPACIOUS PERIOD HOME. A Grade 2 listed property measuring 250 sqm / 2690 sqf, once the home of celebrated author Arnold Bennett can now be your dream home. The "Arnold Bennett residence" offers SIX DOUBLE BEDROOMS, THREE BATHROOMS, TWO RECEPTION ROOMS, kitchen, utility room, storage room, cellar, garden and much more. Full of ORIGINAL PERIOD FEATURES. It offers exceptional value for money and space and would suit a large or multigenerational family.

Mains gas, electric, water and drains. Strong Combi boiler that powers the whole home with radiators and UPVC windows throughout. Please see our 360 degree virtual tour and call for a face to face viewing!

Front courtyard

Enter via the front courtyard and porch. The courtyard offers space for flower planters.

Hallway (5.34 x 1.49m + 4.75 x 0.93m)

Be prepared to be wowed by the beautifully restored original Milton flooring. Original stain glass adorn the front door and period features are preserved on the ceiling rose and covings. The large hallway gives access to all rooms of the ground floor.

Living Room (5.07 x 4.18m)

After a busy day's work, relax with the family around the feature fireplace in this large lounge. With space for multiple settees, TV unit, coffee table and other furniture, this room is finished off beautifully with large bay windows to the front.

Dining room (6.85 x 4.39m)

Enjoy having all your guests around the dining table. With high ceilings, this room is impressive. Large enough to fit a dining table for 10 - 12 people or to bring in extra tables for parties and festivals. Big bay windows to the front and more period features continue in this room.

Kitchen Diner (4.40 x 3.94m)

A fabulous family space with ample kitchen cabinets in brown and laminate work surfaces. Cook fabulous family meals on the eight ring gas range cooker. Space for appliances such as the fridge freezer. Wash up at the sink with views to the garden, whilst the children play outdoors.

Space for a dining table and 4 - 6 chairs for those quick meals.

Utility/ Laundry room (4.11 x 2.92m)

A dedicated room for doing the laundry, washing shoes or storing bicycles. With fitted cream glass cabinets (walls and base units), worktop, stainless steel sink with 1.5 washing bowls and swan neck tap, radiator and space for both washing machine and tumble dryer. Housing the combi boiler. Quarry tile flooring.

Storage Room

To the other end of the hallway is space to store bicycles, toys, shoe racks and coats. A real bonus space for busy families. Housing the CCTV system (included in the sale) and electric fuse board.

Downstairs bathroom (2.42 x 2.10)

A downstairs bathroom consisting of a shower cubicle with glass enclosure and electric shower, basin with hot and cold taps and a toilet. Fully tiled walls and floor.







Lift shaft

There is a lift shaft from ground to the top floor that is currently not in use, but can be reinstated.

First floor: Stairs and landing (1.95 x 2.12m + 2.37 x 1.49m + 1.64 x 1.50m)

A magnificent grand staircase with light brown carpet and cream walls. Lots of landing space, and the added bonus of motion sensor lighting.

Bedroom 1 (4.01 x 4.55m)

The room will easily accommodate a super-king sized bed or multiple beds for children, wardrobes, chest of drawers, toys and even musical instruments. A fantastic room for sleepovers with friends and cousins. Three windows let in light from the front. Neutrally decorated with brown carpet and white walls.

Bedroom 2 (5.17 x 4.40m)

Another double bedroom ready for you to put your own stamp on it. Neutrally decorated with brown carpet, magnolia walls and a teal feature wall.

Bedroom 3 (3.76 x 2.42 + 2.47 x 3.31m)

An L shaped room that can be configured with bed to one part and study desks to the other. Brown carpet and white walls. View to the rear garden.

Bedroom 4 (3.61 x 3.60m)

Enter via landing space ideal for bookshelves. Currently a little girl's room, this is another double bedroom with dark crimson feature wall and brown carpets. Views to the rear garden.

Bathroom 2 (2.47 x 2.11m)

A full-sized family bathroom with Jacuzzi bathtub, mixer bath taps, basin with mixer tap and toilet with



dual flush system. Fully tiled walls, vinyl flooring and frosted window for privacy.

Storage cupboard: A large cupboard for storage of household items and toys.

Second floor: Stairs and landing (2.28 x 3.47m)

Carpeted stairs and landing with skylight letting in ample light into the space. This landing area can be furnished with study desks and bookshelves.

Bedroom 5 (3.28 x 4.05m)

A versatile space that could be a lounge area or a fifth bedroom. Big enough for double beds and other bedroom furniture. Rear access door to the fire escape.

Bedroom 6 (5.16 x 4.09m)

The sixth double bedroom that is absolutely cosy and could be a dedicated guest room, as it offers privacy from the other floors. With three windows to the front, decorated with white walls and brown carpet.

Bathroom 3 (2.99 x 2.14m)

Enjoy the bath experience in this luxury bathroom! Recessed floor lighting bounces light off the tiling. A third full sized bathroom in this home with bathtub, shower over bath, sink with mixer tap and toilet with dual flush. Fully tiled walls and floor. Frosted window for privacy. Storage cupboard for more useful storage space.

Cellar

There is a basement cellar available to view.

Rear garden

A good sized paved garden for easy maintenance. A patio area for your outdoor garden furniture and a play area for children with bark chips. A garden shed is included in the sale, and the swing set is available for sale by negotiation. Rear access gate and perimeter walls and fences. Additional storage for garden tools available in the old coal shed.

Parking

Free parking immediately in front of the house for multiple cars. Historically there has been parking within the rear courtyard garden, accessed via Rushton Rd and the rear lane. This can be easily reinstated if off road parking is desired.

For HMO investors, we are informed that there has historically been a HMO licence in place from Stoke-on-Trent City Council.







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Property is personal

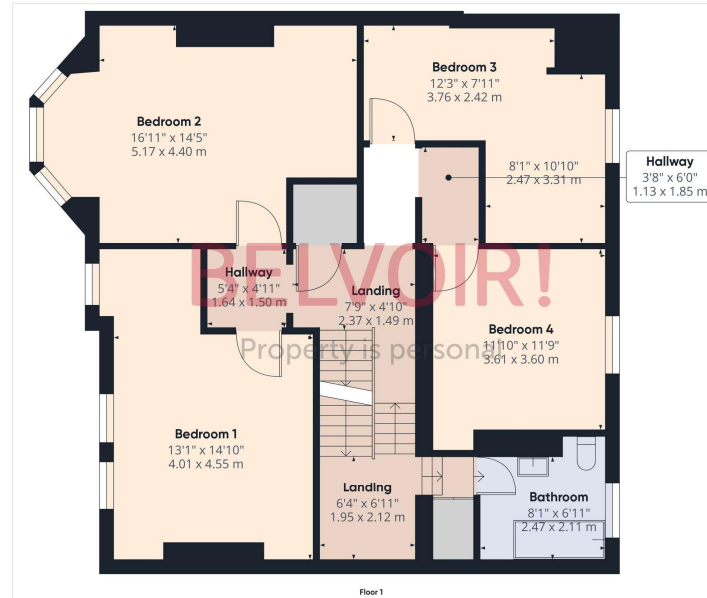
Approximate total area*

1038.04 ft²
96.47 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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BELVOIR!

Property is personal

Approximate total area*

1076.51 ft²
99.97 m²

(*) Excluding balconies and terraces

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Property is personal

Approximate total area*

496.99 ft²
46.17 m²

Reduced headroom

20.48 ft²
1.91 m²

(*) Excluding balconies and terraces

(†) Reduced headroom (noted in red)

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