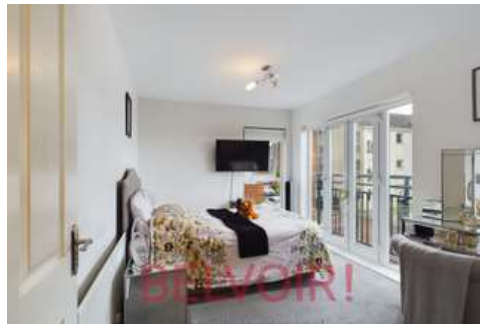




Windlass Grove, Hanley, Stoke-on-Trent

OIRO £125,000



Leasehold | EPC rating: C

- No Chain Sale
- Beautifully Maintained and Stylish
Open-plan Living

- Modern Duplex Apartment
- Close to Town Centre
- Two Double Bedrooms

BELVOIR!

Property is personal

Email
sales.stoke@belvoir.co.uk

Phone
01782 478 444

Description

NO CHAIN SALE We are thrilled to present this BEAUTIFUL MODERN DUPLEX APPARTMENT. Within walking distance to HANLEY TOWN CENTRE and a choice of LOCAL PRIMARY SCHOOLS this property would suit first time buyers and Investors alike.

Briefly comprising two bedrooms, an ensuite and a family bathroom to the ground floor and a very well-proportioned OPEN PLAN kitchen/living room/dining room and a separate utility room to the first floor.

Please see our 360 virtual tour and book for an in person viewing.

Council tax band B (Stoke on Trent City Council), Tenure: Leasehold, EPC: C

Photographs



Rooms

Hallway - 5'11" x 12'10"

Enter the building via a secure ground floor entrance and staircase before stepping through the glazed door into the hallway. A bright and welcoming space ideal for coats and shoes with space also for a bookshelf or storage furniture. White painted walls and wood-effect flooring invite you through to the bedrooms and bathroom or upstairs to the main living space.

Master Bedroom - 14'7" x 9'5"

Step into the spacious and elegantly designed master bedroom, featuring large windows and patio doors to a Juliette balcony, flooding the room with natural light. This well-appointed space easily accommodates a double bed and boasts ample room for your choice of bedroom furniture. The room is tastefully decorated with pristine white walls and complemented by a luxurious grey carpet, creating a serene and sophisticated atmosphere.

Ensuite - 5'5" x 6'0"

A beautifully designed white three piece en-suite, comprising a dual flush toilet, pedestal hand basin, and a mixer shower, tray and screen. This well-appointed space also includes a handy cupboard for all your storage needs. Perfectly blending style and functionality, this en-suite is a true highlight of the property.

Bedroom 2 - 9'10" x 9'5"

This versatile second room currently used as a dressing room, could be used as another double bedroom, a hobby room or study. The room features crisp white walls and soft grey carpets, providing the perfect neutral backdrop for personalised décor.

Family Bathroom - 6'8" x 5'9"

Another clean modern white suite, this one including a P-shaped bath with a shower over and screen, a wall mounted vanity hand basin, and a dual flush toilet. The room is finished in stylish floor to ceiling, bright and easy to clean tiles and is complemented by sleek silver taps, fittings and a towel rail.

Upper floor: White walls, grey carpets and a spindled balustrade make for a bright and airy ascent to the living area above.

Lounge/Kitchen/Dining Area - 7'08" x 5.83"

This spacious and luminous room boasts multiple windows and a generous front aspect with patio doors and side lights leading to another Juliette balcony. Endless possibilities for furniture arrangements to suit your living and dining preferences. With its white-painted walls and wooden floors, this living room is the perfect blank canvas for your dream decor. The contemporary kitchen area features wood effect wall and base units with silver handles, and marble effect work surfaces. There's also a stainless steel sink and drainer, an integrated cooker and 4-ring hob with an extractor hood over, and ample space for appliances.

Utility - 4'4" x 9'6"

This versatile space would make the perfect home for a washer and dryer (subject to plumbing installation), also perfect for the storage of smaller household equipment such as the Hoover, mop and ironing board. If you don't want the coats and shoes in the hallway you could store them here or even use the space as a pantry.

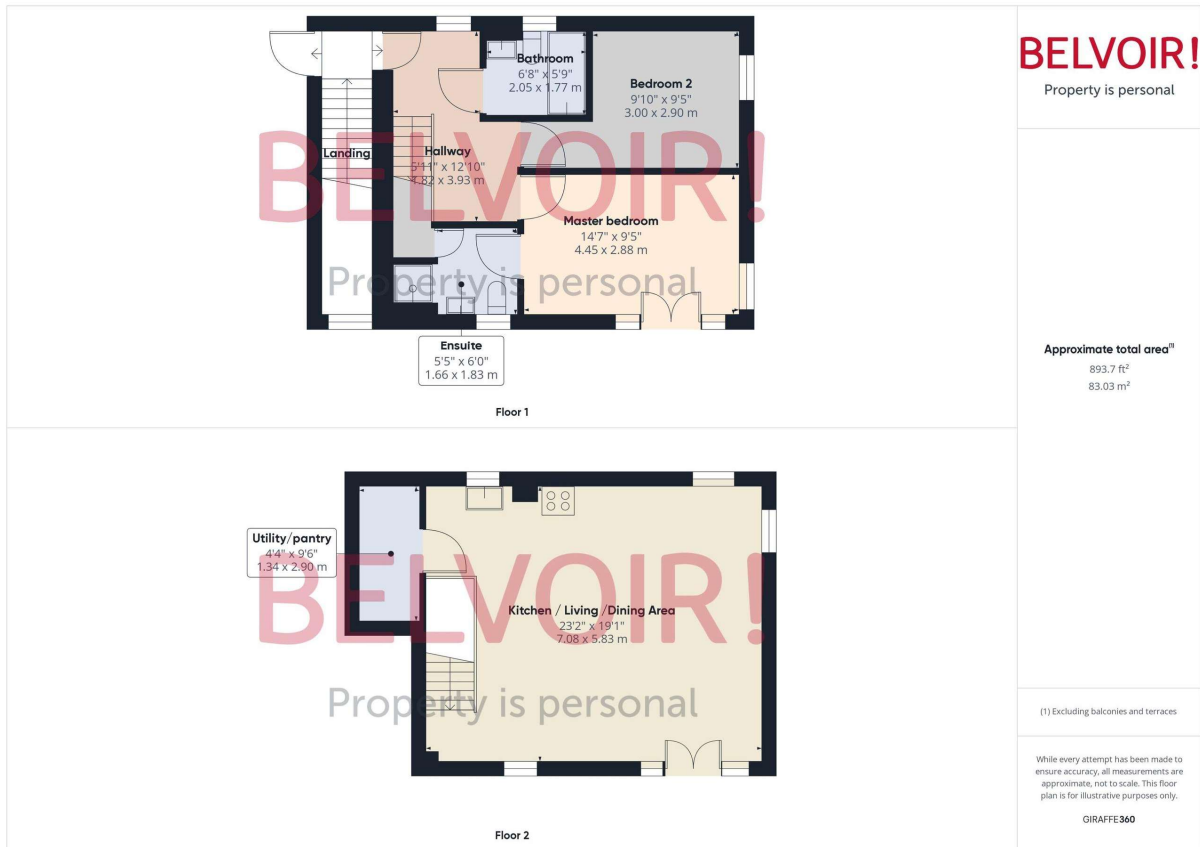
Outdoors/Garage/Parking: There is a slab footpath and hedges immediately to the front of the property and a communal carpark to the rear.

The property comes with a garage nearby and the communal carpark mentioned above. If you prefer to use the garage for storage or additional vehicles though, there is also street parking to the front of the property and in neighbouring streets.

According to Ofcom's broadband checker, there should be superfast broadband up to 80 Mbps download speed and 20 Mbps upload speed with Virgin Media, VX Fibre and Openreach and the mobile checker shows network with major mobile phone providers Vodafone, Three and O2.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, 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. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



Map



<https://www.belvoir.co.uk/stoke-on-trent-estate-agents/>