



Canalside 3, Windlass Grove, Stoke-on-Trent

£265,000



 4  2  2

Tenure: Freehold | EPC rating: TBC

- Brand New Property
- Stylish Living
- 1st Floor Terrace/Balcony

- Integral Garage
- Canalside views
- Prime Location

BELVOIR!

Property is personal

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Description

*****BRAND NEW PROPERTY***** We are delighted to offer for sale these **SPACIOUS**, **ELEGANT** and **CONTEMPORARY** terraced houses. Peacefully overlooking the canal and only a stones throw from Hanley town centre you can easily enjoy the hustle and bustle of the city before retreating to your own piece of **paradise**.

Set out over **three floors** maximising on space and outlook, this **4 bedroom** (3 double bedroom) family home is not to be missed. Briefly comprising an integral **garage, kitchen/diner** with patio doors, and WC to the ground floor. Two bedrooms, a family bathroom and a **full width lounge** with patio doors and a **terrace** to the first floor. Two double bedrooms, an **ensuite** and a WC to the upper floor.

Call today for further information and to join the waiting list for your viewing of the show home.

Photographs



Rooms

As part of the **Poundlock 123** development the **Canalside Terraces** form part of the Poundlock 2 phase of the development **under construction RIGHT NOW** and available with a **10 year BuildZone warranty**.

Designed to reflect elegance and sophistication from the inside out and equipped with modern fixtures and fittings prepare to be WOWed.

Dimensions:

To the ground floor

Garage - 13m²
Hallway and stairs – 7m²
WC -2m²
Kitchen/Diner - 19m²

To the first floor

Bedroom 1 - 8m²
Bedroom 2 - 5m²
Stairs and landing – 7m²
Airing cupboard - 1m²
Bathroom – 4m²
Lounge - 14m²

To the second floor

Bedroom 3 - 15m²
Stairs and landing - 7m²
WC 2m²
Bedroom 4 – 14m²
Ensuite - 3m²

Locally you can expect to find:

Primary Schools:

Hanley St Luke's Primary School - 7 minute walk
Water Side Primary School - 3 minute drive

Secondary Schools:

Birches Head Academy - 7 minute drive
St Peter's Academy - 7 minute drive

Universities:

Staffordshire University - 5 minute drive
Keele University – 18 minute drive

Transport:

Stoke Train Station - 5 minute drive
Hanley Bus Station – 5 minute drive or 15 minute walk
A500 – 10 minute drive
M6 – 18 minute drive

Liesure and Entertainment:

The Regent Theatre - 4 minute drive
INTU Potteries - 3 minute drive
Museum and Art Gallery - 5 minute drive
Bet 365 Stadium - 15 minute drive

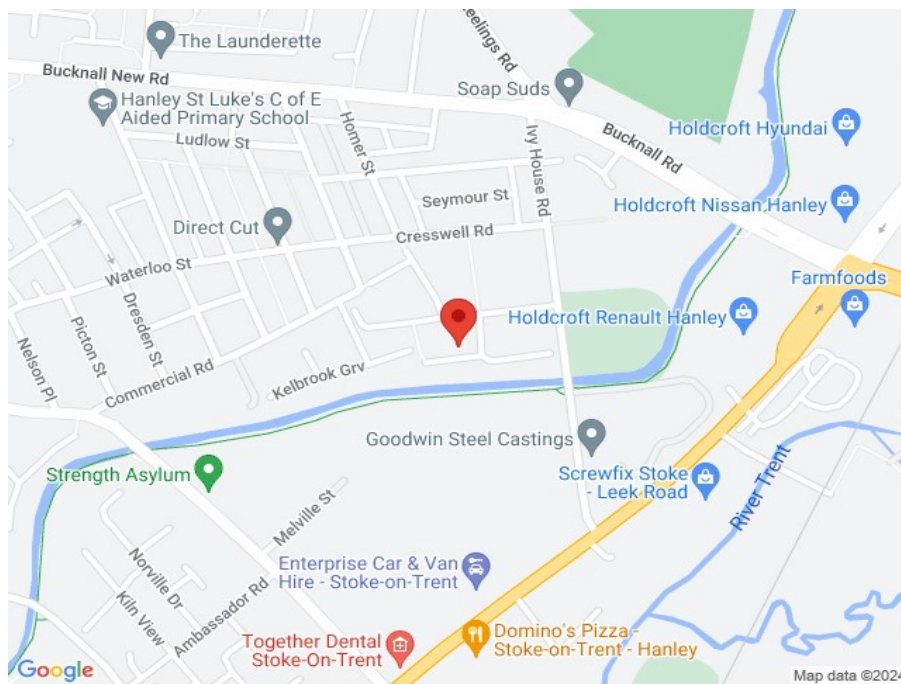
Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been 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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of up to 20% (inc VAT) of the mortgage commissions earned by the Mortgage Advice Bureau, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Goddard Dunbar, McQuades, Charltons solicitors or Knights solicitors. We may receive a fee of up to £180 (inc VAT), if you use their services. If you require a removals firm, we can refer you to Move My Stuff. We may receive a fee of up to 10% of the invoice value, if you use their services.

Floorplan



Map



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