



Fourdrinier Street, Hanley, Stoke-on-Trent

OIRO £190,000



Freehold | EPC rating: B | NHBC 3+yrs

- No Chain
- 3 Bedrooms
- Ground Floor WC

- Modern Semi Detached House
- Master Ensuite
- Driveway

BELVOIR!

Property is personal

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Description

*****NO CHAIN SALE***** We are thrilled to bring to you this **BEAUTIFUL MODERN** semi detached **FAMILY HOME** within walking distance of the **City Centre** and its amenities and only a couple of minutes walk from the nearest **primary school**.

Offering a **ground floor WC**, generous living and dining spaces, **three bedrooms**, one with its own **ensuite** and a **private rear garden** what is not to love.

Masses of kerb appeal greet you upon your arrival with a tarmac driveway for two vehicles and a footpath to the front and side of the property. You'll also note the playground just over the road. Perfect to watch and hear your children having the time of their lives.

UPVC double glazing, gas central heating and radiators throughout.

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

Tenure: Freehold, **Council Tax:** Band C, **EPC Rating:** B, **NHBC:** Until November 2027

Photographs



Rooms

Hallway - 1.03 x 2.41m

Enter the property via the hallway, with handy barrier matting immediately beyond the front door and plush carpets thereafter. Neutral decoration keeps the property bright and airy inviting you through to the other rooms.

WC - 1.44 x 1.05m

The perfectly situated next to the front entrance the ground floor WC comprises a white suite including a pedestal hand basin and dual flush toilet. Frosted glazing for privacy, wood effect flooring and a white textured tile splash back finishes the room.

Lounge - 3.53 x 4.45m

A perfectly proportioned room offering a range to suit a variety of furniture arrangements. Neutral decoration and a light grey carpet finish the room although you'll be drawn to the patio doors which flood the room with light and maximise your view of the garden.

You'll also find here a really useful store cupboard, whether it be for coats and shoes, the Hoover and small appliances or even the children's toys, you'll make the most of this space for sure.

Kitchen - Dining room - 3.17 x 4.45m

Through now into the kitchen/dining room where the dining area would easily fit a 4-6 person table and chairs. Overlooking the front of the property the dining area is finished again in clean light neutral paintwork and grey carpets.

The kitchen boasts modern dark wood effect wall and base units, light marble effect work surfaces, a fitted cooker and four ring hob and a stainless steel dual basin sink. Light grey painted walls and vinyl flooring finish the room and you'll also find space for a fridge freezer, washer and dryer.

Stairs and Landing - 2.77 x 1.27m

On your way upstairs you will find a continuation of the neutral decoration and grey carpet there's also a window immediately to the top of the stairs keeping the space nice and bright.

Master Bedroom - 3.16 x 2.83m

Overlooking the front of the property and with room for a double bed, bedside tables and other bedroom furniture. You'll also be pleasantly surprised to find two built in cupboards and a shelving unit to minimise the need for further furniture should you prefer.

Ensuite - 2.6 x 1.48m

Into the ensuite shower room where you'll find another white suite comprising a good size shower, screen and tray, a dual flush toilet and a pedestal hand basin. A frosted window, white painted walls and striking contrasting tiles and floor coverings finish the room.

Bedroom 2 - 3.54 and 2.47m

Easily another double bedroom to the front aspect. This one with feature walls and plush carpets. This would make the ideal bedroom for older children or younger children sharing perhaps.

Bedroom 3 - 2.56 x 1.91m

Into the third and final bedroom now overlooking the rear of the property. This smaller yet versatile room could make for third bedroom, guest bedroom or even a home office.

Bathroom - 2.24 x 1.57m

Finishing off the inside of the property in the family bathroom you'll find a three piece white bathroom suite with a dual flush toilet, a pedestal hand basin and a bath with a shower attachment. Part tiled walls complement the neutral decoration while the wood effect flooring finishes the space.

Garden

To the rear of the property you will be delighted by the low maintenance largely paved garden. Set over two levels the garden is the perfect spot for barbeques and hosting guests in summer.

Please note that photographs were taken in September 2023 before the current tenant moved in.

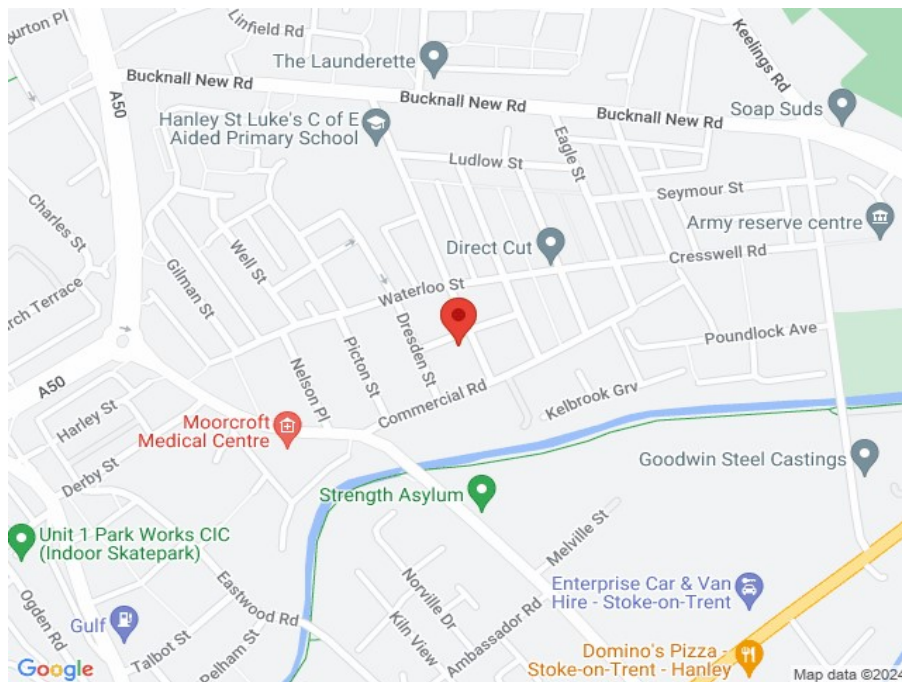
If you think this property is for you, please call to arrange a viewing.

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



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