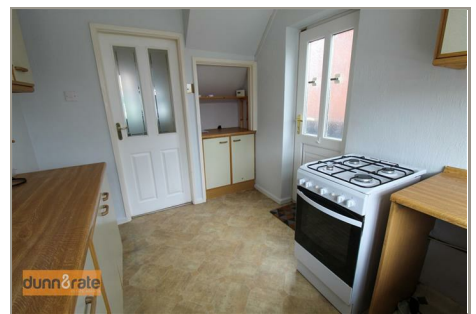
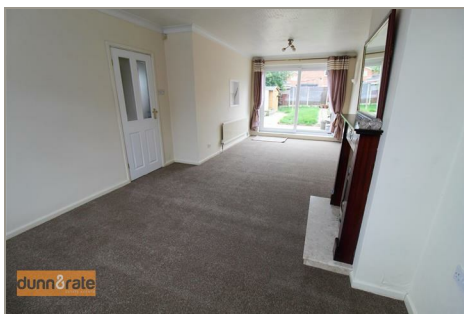




20 Phillipson Way

Smallthorne, Stoke-On-Trent, ST6 1RR

Do you sometimes find your property search is like an endless DRIVE of turns leading to dead ends. Well let me point you in the right direction you need to DRIVE on over to Phillipson Way, as there is a spacious semi detached property ready for the taking! The accommodation comprises large lounge/diner and kitchen to the ground floor. To the first floor there is three bedrooms and a bathroom. Externally the property has a fully enclosed rear garden and detached garage the front provides ample off road parking. Located in the popular area of Smallthorne, close to local amenities, OFSTED outstanding rated schooling and commuter links. Sold with no upward chain. So set your navigation to DRIVE on over and call today to book a viewing.

£160,000

20 Phillipson Way

Smallthorne, Stoke-On-Trent, ST6 1RR



- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- LARGE LOUNGE. DINER WITH SLIDING DOORS
- FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN
- OFF ROAD PARKING, DETACHED GARAGE, LARGE SHED
- POPULAR LOCATION, OFSTED RATED OUTSTANDING SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Hall

11'5" x 5'11" (3.50 x 1.81)

UPVC door and windows to the front aspect. Radiator and stairs to the first floor.

Lounge/Diner

23'10" x 11'3" (7.28 x 3.45)

UPVC window to the front aspect and UPVC sliding doors to the rear aspect. Gas fireplace and radiator.

Kitchen

10'11" x 7'10" (3.34 x 2.39)

UPVC window to the rear aspect and UPVC door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer.

Coordinating work surface areas. Appliances include gas cooker. Plumbing for a washing machine and space for a fridge/freezer. Wall mounted combi boiler.

FIRST FLOOR

Landing

9'9" x 6'4" (2.99 x 1.94)

UPVC window to the side aspect. Stairs from the ground floor and door to storage cupboard.

Bedroom One

11'10" x 11'0" (3.63 x 3.37)

UPVC window to the rear aspect. Built in wardrobes and radiator. Loft hatch access.

Bedroom Two

11'5" x 9'10" (3.50 x 3.00)

UPVC window to the front aspect. Radiator.

Bedroom Three

7'7" x 7'6" (2.33 x 2.30)

UPVC window to the front aspect. Radiator.

Bathroom

6'4" x 5'6" (1.94 x 1.70)

UPVC window to the rear aspect. Fitted with a suite comprising bath with shower above, low level W.C and wash hand basin. Fully tiled walls.

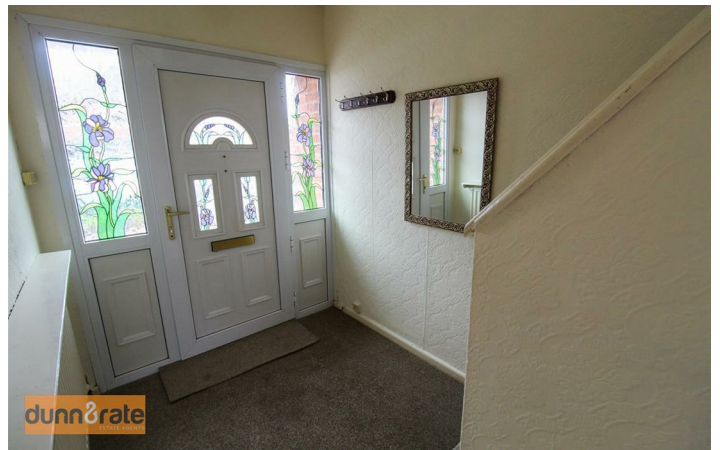
EXTERIOR

To the front of the property there is a paved driveway leading down the side of the property. To The rear there is an enclosed garden with lawned garden and paved patio. Large shed.

Garage

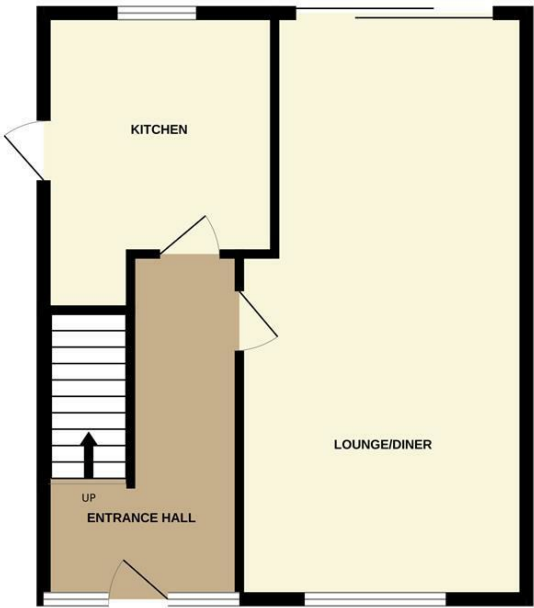
17'7" x 9'4" (5.37 x 2.85)

Up and over door to the front aspect and two windows to the side aspect.

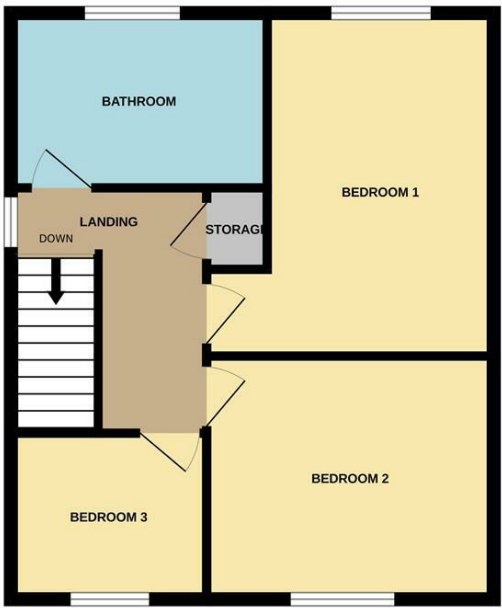


Floor Plan

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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