



2 Swallow Road Stoke-On-Trent, ST7 4GG

Price £315,000



Here at Carters we are delighted to welcome to the market this most loved and well maintained four/five bedroom detached family residence, which is available to purchase with no onward chain.

Although in need of selective modernisation, this lovely home provides spacious and flexible living for growing families to enjoy. In recent years the integral garage has been converted into what is now utilised as a family room, which benefits from an entrance door leading out into the rear garden and a vaulted loft space for extra storage needs. On entering the property you are welcomed into the entrance hall where the stairs to the first floor lead off, here there is also access into the living room and study. The living room is a generous size boasting an electric fire and patio doors providing direct access into the garden. Double connecting doors open up into the dining room which provides a warm and welcoming space to entertain the extended family over the Christmas period. The kitchen is to the front elevation and offers plenty of units and work surface space, there is also a utility room for any additional storage needs with space and plumbing for a washing machine and dryer. The first floor boasts three bathrooms and four bedrooms, all of which are a good size, whilst two of the bedrooms also benefit from an ensuite leading off. Situated within a quiet cul-de-sac and boasting a good sized plot, this lovely home benefits from being within close proximity of the excellent local amenities and schools including Packmoor Ormiston Academy and Ormiston Horizon Academy.

Call the office today to avoid missing out and to arrange your viewing on 01782 470391.

2 Swallow Road

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Entrance Hall

Double glazed composite entrance door to the front elevation. Covings. Radiator. Laminate flooring.

Living Room

18'05 x 10'03 (5.61m x 3.12m)

UPVC double glazed patio doors which lead out into the rear garden. Covings. A feature electric fireplace with burning coal effect, a wooden mantle and a marble surround and hearth. Two radiators. Laminate flooring. TV point. Double doors leading into the dining room.

Dining Room

11'03 x 8'08 (3.43m x 2.64m)

UPVC double glazed window to the rear elevation. Covings. Radiator. Laminate flooring.

Kitchen

12'00 x 7'08 (3.66m x 2.34m)

UPVC double glazed window to the front elevation. A modern and high gloss range of wall, drawer and base units which incorporates work surfaces with an inset stainless steel sink and a mixer tap. A four ring induction hob with an oversized extractor hood and a built-in, waist height electric oven. Space for a fridge freezer. Radiator. Tiled flooring. Under stair storage cupboard.

Utility Room

8'06 x 5'02 (2.59m x 1.57m)

Composite entrance door to the side elevation. High gloss wall unit with work surfaces and space and plumbing for a washing machine and dryer. Tiled flooring. Access to WC.

WC

A two piece suite which comprises of a low level WC and a pedestal hand wash basin. Radiator. Tiled flooring. Extractor fan.

Study

7'11 x 7'02 (2.41m x 2.18m)

UPVC double glazed window to the front elevation. Covings. Radiator. Vinyl flooring.

Family Room / Bedroom Five

30'07 x 7'09 (9.32m x 2.36m)

UPVC double glazed window to the front elevation and a UPVC double glazed entrance door to the rear. Two skylights. Recessed ceiling downlighters. Two radiators. Vinyl flooring. TV point. Vaulted loft access.

First Floor Landing

Loft access. Storage cupboard.

Bedroom One

10'11 x 10'02 (3.33m x 3.10m)

UPVC double glazed window to the front elevation. Built in wardrobe. Radiator. Access to ensuite off.

Ensuite

UPVC double glazed window to the front elevation.

A three piece suite which comprises of a corner shower enclosure with body jets and a wall mounted shower head, a pedestal hand wash basin and a recessed WC. Shaver point. Radiator. Partially tiled walls. Vinyl flooring. Extractor fan.

Bedroom Two

10'11 x 8'08 (3.33m x 2.64m)

UPVC double glazed window to the rear elevation. Built in wardrobes. Radiator. Access to ensuite off.

Ensuite

A three piece suite which comprises of a corner shower enclosure, a pedestal hand wash basin, and a recessed WC. Shaver point. Partially tiled walls. Vinyl flooring. Extractor fan.

Bedroom Three

8'03 x 7'11 (2.51m x 2.41m)

UPVC double glazed window to the rear elevation. Built in wardrobe. Radiator.

Bedroom Four

9'09 x 6'10 (2.97m x 2.08m)

UPVC double glazed window to the front elevation. Radiator.

Family Bathroom

UPVC double glazed window to the side elevation.

A three piece suite which comprises of panel bath with a handheld shower head, a recessed WC and a pedestal hand wash basin. Partially tiled walls. Radiator. Vinyl flooring. Extractor fan.

Exterior

To the front there is a tarmac driveway which provides off-road parking for a couple of vehicles with gated side access to the rear. The front garden is mainly laid to lawn with established shrubbery to the border. The rear garden is low maintenance, it enjoys a paved patio area with raised decking. Outside tap.

Additional Information

We are led to believe that the property is Freehold and Council Tax Band D.

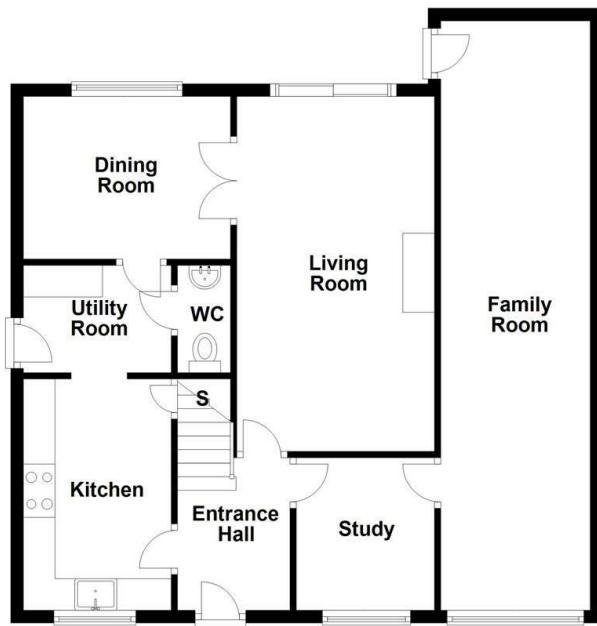
Services

The main services of gas, electric, water and drainage are all connected to the mains.

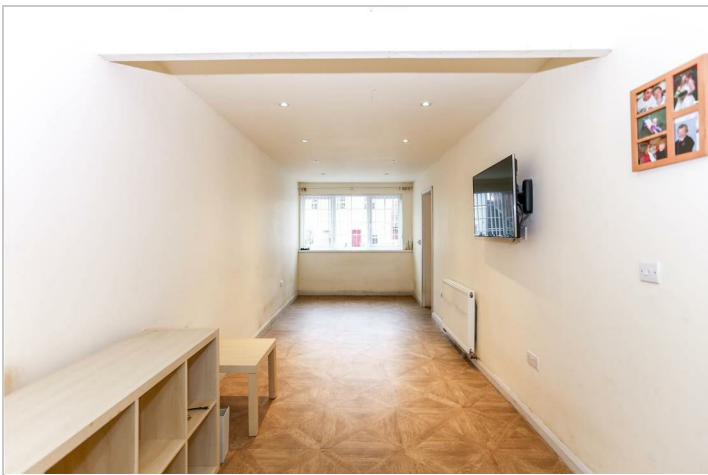
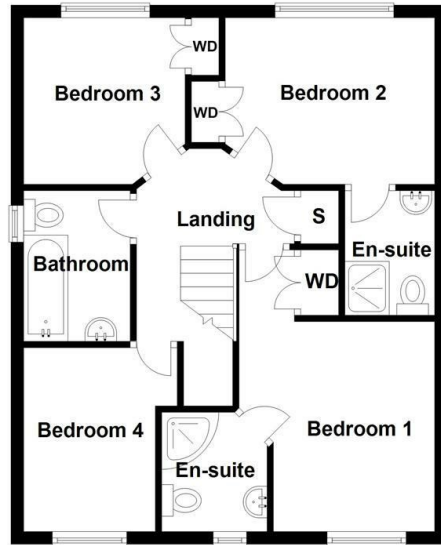
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

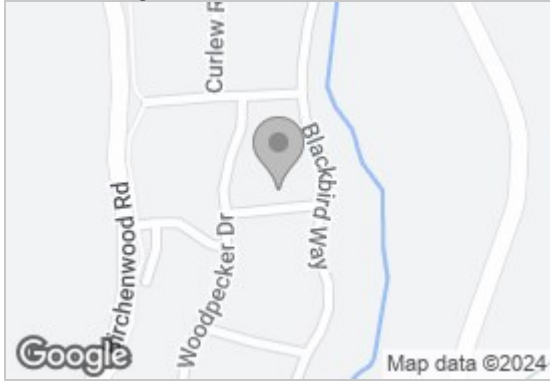
Ground Floor



First Floor



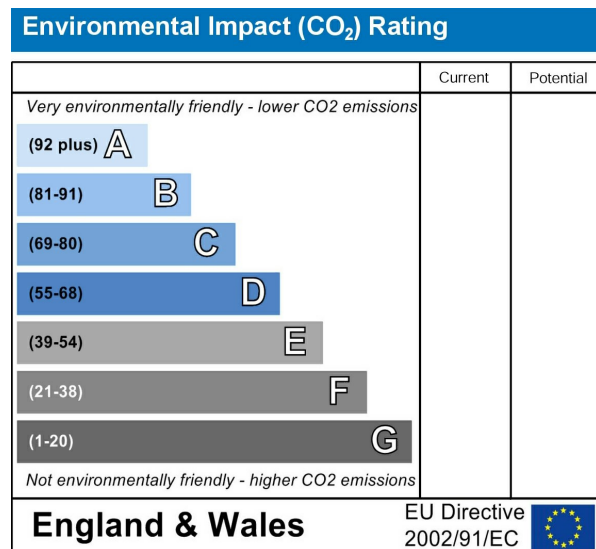
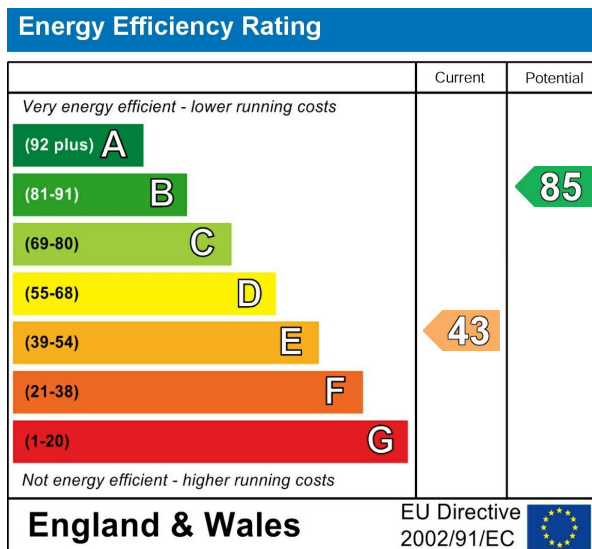
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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