



6 Perivale Close

Stoke-On-Trent, ST1 6UD



Offers in excess of £345,000

Here at Carters, we are extremely excited to be welcoming to the market, this exquisitely presented four-bedroom family home. This impeccable property has undergone a full renovation and is dressed to perfection, to offer for sale one of the most stunning homes within the local area. The stunning property is situated in a fantastic residential location with excellent schools and amenities around the corner.

On entering the property, you are welcomed into the bright and spacious porch. Following through there is a hallway with stairs to the first floor leading off and access to the reception rooms. There is a snug to the front elevation that can be utilized however desired, such as a study/playroom and enjoys a box window. The large family room is to the rear elevation and is the hub of the home, boasting a feature fireplace and patio doors making this the perfect entertaining space to enjoy those perfect summer evenings. The kitchen is of a good size and benefits from top of the range finishes throughout, with built in appliances such as a dishwasher, a fridge/freezer, an electric oven, and an induction hob. Here there is space for a dining table to enjoy family meals together with a door leading out to the side of the property. There is a utility area following on providing space for a washing machine and a tumble dryer which then leads through to the WC. Heading up the stairs there are four double bedrooms to be enjoyed. The main bedroom is to the front elevation, boasting fitted wardrobes and an ensuite. The family bathroom boasts a modern three piece suite, comprising of a panel bath, a wall mounted vanity hand wash basin and a recessed WC. There is an integral storage garage to the front elevation for any of those extra storage needs you may have. Externally the property enjoys a large block paved driveway to the front and a low maintenance tiered garden to the rear, with a patio area and steps down to the lower tier which provides access to the storage shed.

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Entrance Porch

Double glazed composite entrance door to the front elevation. Recessed ceiling downlight. Radiator. Vinyl flooring.

Entrance Hall

Coving. Recessed ceiling downlighters. Radiator. Vinyl flooring. Access into garage space. Stairs to the first floor leading off.

Snug

9'06 x 9'00 (2.90m x 2.74m)

UPVC double glazed box bow window to the front elevation. Coving. Feature panelling. Radiator.

Family Room

17'10 x 13'00 (5.44m x 3.96m)

UPVC double glazed window and patio doors to the rear elevation. Built in feature electric fireplace with burning log effect. Coving. Feature panelling. Radiator. Storage cupboard.

Kitchen/Diner

14'03 x 10'10 (maximum) (4.34m x 3.30m (maximum))

UPVC double glazed window to the rear elevation and an entrance door to the side.

A newly fitted and modern range of wall, drawer and base units which incorporate wood effect work surfaces with a one and a half sink with a mixer tap and drainer. Built in electric 'waist height' oven and grill with a four ring induction hob and an extractor hood. Integrated dishwasher and fridge freezer. Recessed ceiling downlighters. Tiled splashbacks. Radiator. Vinyl flooring.

Utility Room

7'10 x 6'01 (2.39m x 1.85m)

Wood effect work surface which incorporates a stainless steel inset sink with a mixer tap and drainer, Space and plumbing for washing machine and dryer. Recessed ceiling downlighters. Tiled splashback. Feature panelling. Radiator. Vinyl flooring.

WC

A newly fitted and modern two piece suite which comprises of a recessed WC and a slimline hand wash basin. Recessed ceiling downlighters. Extractor fan. Feature panelling. Radiator. Vinyl flooring.

First Floor Landing

Coving. Recessed ceiling downlighters. Loft access.

Bedroom One

10'11 (minimum) x 9'07 (minimum) (3.33m (minimum) x 2.92m (minimum))

UPVC double glazed window to the front elevation. Feature panelling. Coving. Fitted wardrobes. Radiator. Access into ensuite.

Ensuite

UPVC double glazed window to the side elevation. A newly fitted and contemporary three piece suite which comprises of a corner shower enclosure with a wall mounted shower head, a recessed WC and a vanity hand wash basin unit. Recessed ceiling downlighters. Extractor fan. Radiator. Vinyl flooring.

Bedroom Two

12'05 x 8'02 (3.78m x 2.49m)

UPVC double glazed window to the front elevation. Feature panelling. Built in wardrobe with sliding mirror door. Over stairs storage cupboard. Radiator.

Bedroom Three

9'00 (maximum) x 8'06 (2.74m (maximum) x 2.59m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Four

12'00 (maximum) x 8'10 (maximum) (3.66m (maximum) x 2.69m (maximum))

UPVC double glazed window to the rear elevation. Radiator.

Family Bathroom

UPVC double glazed window to the rear elevation. A newly fitted and contemporary three piece suite which comprises of a panel bathtub with a wall mounted shower and a glass screen, a recessed WC and a wall mounted vanity hand wash basin unit. Recessed ceiling downlighters. Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

Exterior

The front is low maintenance and block paved to provide off-road parking for a couple of vehicles. The rear is again low maintenance and tiered over two levels, the top level provides a paved patio area whilst the lower tier is laid with gravel. Garden shed.

Storage Garage

Up and over door to the front elevation. Power and lighting.

Additional Information

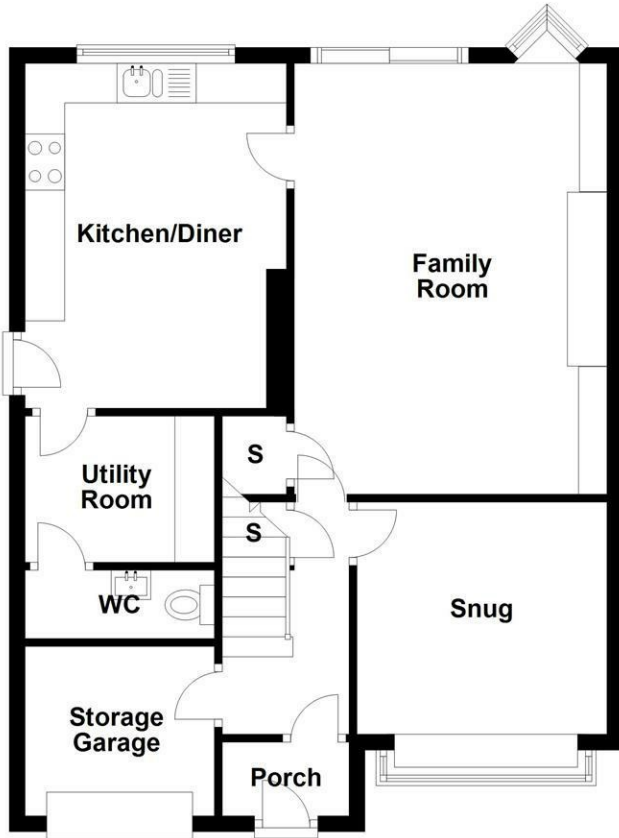
We Are Led To Believe That The Property Is Freehold And Council Tax Band D.

Services

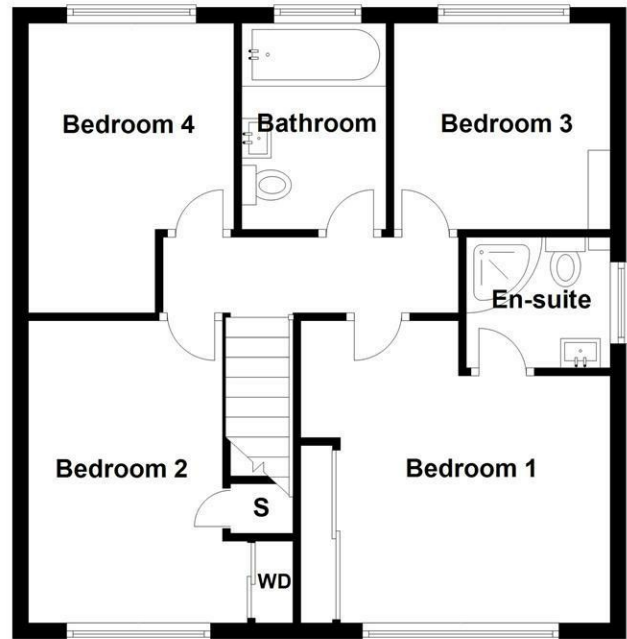
The main services of gas, electric, water and drainage are all connected to the mains. Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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