



## 127 Bank Hall Road

Stoke-On-Trent, ST6 7DT

**Price £190,000**



Here at Carters, we are pleased to welcome to the market this beautifully presented and spacious traditional three-bedroom family home. Boasting an elevated position and being situated on the enviable Bank Hall Road, Burslem this impressive property provides an ideal purchase for first-time buyers and young families alike, with fantastic schools, amenities, and transport links within close proximity.

On entering the property, you are welcomed into a spacious entrance hall providing access throughout the ground floor, to the under-stair storage cupboard and the stairs to the first floor leading off. The living room is to the front elevation, boasting a multi-fuel burner that leads through to the large dining room making this the perfect family space for all to enjoy. There is a generous galley kitchen that benefits from a variety of wall, drawer and base units with space and plumbing for a washing machine. There is a separate boot room, with access to the side elevation that is perfect for storing all the essentials. The conservatory is to the rear of the property and is again of a good size with French door leading out into the garden for those perfect summer nights to be enjoyed by the whole family. Heading up the stairs there are three good sized bedrooms, two of which are doubles and one being a single, whilst bedroom one provides access to the loft space boasting a skylight. The family bathroom enjoys a modern three-piece suite, comprising of a panel bath, a vanity hand wash basin, and a recessed WC. Externally there is a driveway for several vehicles providing access to the rear garden and a detached storage garage. There is a low maintenance tiered garden to the front of the property and a landscaped garden to the rear, that is mainly laid to lawn with a paved patio area to sit and relax.

Viewings are highly recommended on this ideal family home!

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## Entrance Hall

UPVC double glazed entrance door and windows to the front elevation.  
Under stairs storage cupboard. Radiator. Laminate flooring.

## Living Room

13'05 x 10'05 (4.09m x 3.18m)  
UPVC double glazed box bay window to the front elevation.  
Feature fireplace with an multifuel burner, a granite hearth and a floating wooden mantle. Coving. Dado rail. Radiator. Laminate flooring. TV point.

## Dining Room

12'00 x 10'04 (3.66m x 3.15m)  
UPVC double glazed windows to the rear elevation and double doors leading into the conservatory.  
Coving. Radiator. Laminate flooring.

## Conservatory

9'11 x 9'09 (3.02m x 2.97m)  
UPVC double glazed windows and French door leading out into the garden.  
Dado rail. Radiator. Laminate flooring.

## Kitchen

17'01 x 5'08 (5.21m x 1.73m)  
Two UPVC double glazed windows and an entrance door to the side elevation.  
A good range of traditional wooden wall, drawer and base units which incorporate work surfaces with an inset sink with a mixer tap and an extendable mixer tap. A freestanding double oven with a five ring gas hob and an extractor hood. Space and plumbing for a washing machine. Space for a freestanding fridge/freezer. Panelled ceiling with recessed ceiling downlighters. Partially tiled walls. Tiled flooring.

## Boot Room

7'02 x 2'04 (2.18m x 0.71m)  
UPVC double glazed windows and doors to the side elevation.  
Fully tiled walls and tiled flooring.

## First Floor Landing

UPVC double glazed window with stained glass to the side elevation.

## Bedroom One

12'00 x 10'04 (3.66m x 3.15m)  
UPVC double glazed box bay window to the front elevation.  
Loft access. Radiator.

## Bedroom Two

14'00 x 10'01 (4.27m x 3.07m)  
UPVC double glazed window to the rear elevation.  
Radiator. Laminate flooring.

## Bedroom Three

6'06 x 6'04 (1.98m x 1.93m)  
UPVC double glazed window to the front elevation.  
Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation.  
A modern and white three piece suite which comprises of a panel bath with a wall mounted rainfall shower head and a handheld shower head, a glass shower screen, a hand wash basin vanity unit and a recessed WC. Anthracite modern radiator. Partially tiled walls. Extractor fan. Laminate flooring.

## Garage

11'03 x 7'02 (3.43m x 2.18m)  
UPVC double glazed window to the side elevation and an entrance door to the front.  
Power and lighting.

## Exterior

To the front there is an elevated front garden which has been landscaped to provide an eye catching frontage with sleeper steps that lead up to the property. There is a paved driveway which provides off-road parking for a couple of vehicles as well as access into the rear garden. The rear is again low maintenance, it is mainly laid to lawn with a paved patio area to sit out and relax. Access into detached garage.

## Additional Information

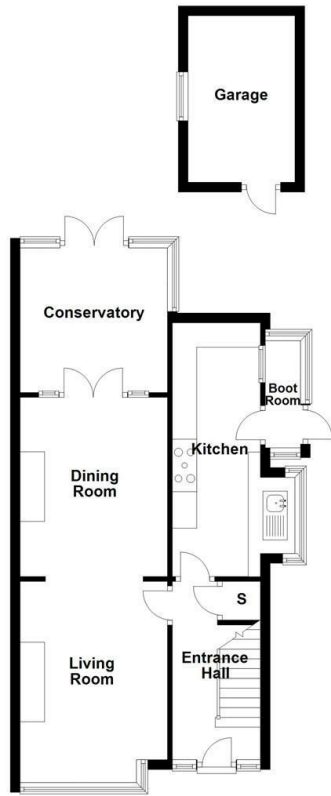
We are led to believe that the property is Freehold and Council Tax Band B.

## Services

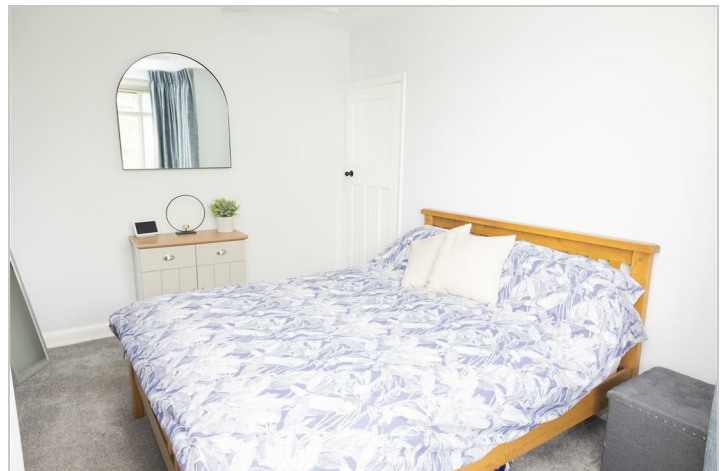
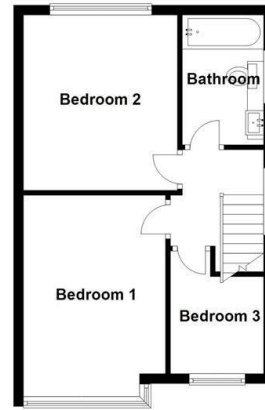
The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.  
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



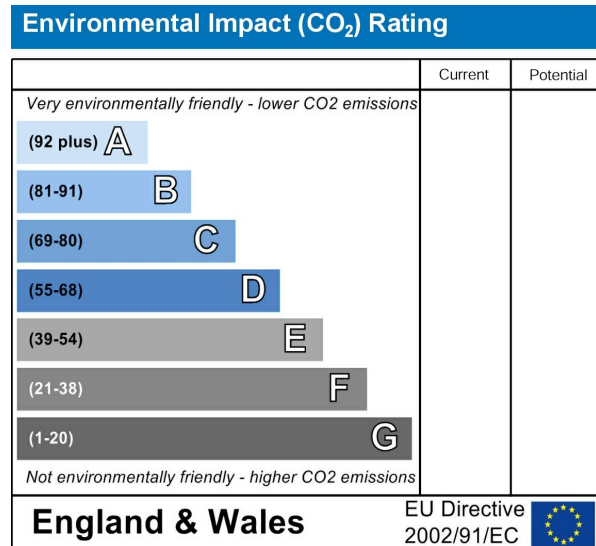
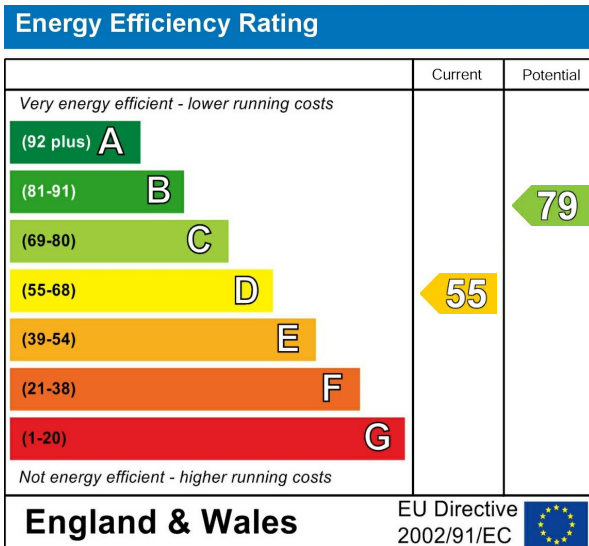
## Road Map



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**