



43 Swallow Walk

Stoke-On-Trent, ST8 6TY

Price £190,000



Here at Carters, we are excited to be welcoming to the market this beautifully presented, three-bedroom family home.

Tucked away towards the head of a quiet and family orientated cul-de-sac, this lovely home provides an ideal purchase for first-time buyers, young families, and downsizers alike. Situated towards the bottom of the enviable St David's Way estate, the location couldn't really get any better... with the town centre, leisure centre, schools and library, all within a short walking distance.

The property itself is in excellent condition and is deceptively spacious, boasting a large living room, a modern kitchen, conservatory, three generous bedrooms and family bathroom. If that wasn't enough, there is also a driveway for any parking needs, a garage, and a beautiful landscaped rear garden.

On entering the property, you are welcomed into a bright and spacious entrance hall that carries on through to the large living room with the stairs to the first floor leading off. The kitchen follows through offering ample work surfaces and convenient built in appliances with a dining area, if desired, that is perfect for those family mealtimes. The conservatory is to the rear of the property and is again of a good size with patio doors leading into the garden allowing the family to filter outside on those summer evenings. Heading up the stairs to the first floor there are three generous bedrooms to be enjoyed and a family bathroom. Externally the property boasts a tarmac driveway to the front elevation that leads up to the integral garage and a low maintenance lawn. To the rear of the property there is a beautifully landscaped, enclosed garden. Here there is an Indian stone patio area on the first tier with steps leading up to the second tier that is mainly laid to lawn.

Viewings are highly recommended to appreciate this lovely family home.

43 Swallow Walk

Stoke-On-Trent, ST8 6TY

Price £190,000



Entrance Hall

UPVC double glazed entrance door and window to the front elevation.

Door leading through to the living room. Laminate floor.

Living Room

14'03 x 12'08 (4.34m x 3.86m)

UPVC double glazed window to the front elevation.

Gas fire with marble hearth and wooden surround. Coving. Radiator. Laminate flooring. Double doors leading through to the kitchen/diner.

Kitchen/Diner

12'07 x 8'08 (3.84m x 2.64m)

UPVC double glazed doors to the conservatory.

Modern fitted wall, drawer and base units with work surfaces incorporating a stainless steel sink with a drainer and mixer tap. There are built in appliances such as an electric oven, induction hob, extractor hood, and fridge/freezer. Space and plumbing for a washing machine. Storage cupboard. Partially tiled walls. Radiator. Tiled floor.

Conservatory

15'10 x 9'02 (4.83m x 2.79m)

UPVC double glazed windows to the rear and side elevations.

UPVC double glazed french patio doors to the rear elevation.

Laminate flooring.

First Floor Landing

Loft access.

Bedroom One

12'07 x 10'02 (3.84m x 3.10m)

Two UPVC double glazed windows to the front elevation.

Built in storage cupboard. Coving. Radiator.

Bedroom Two

11'08 x 9'03 (3.56m x 2.82m)

UPVC dual aspect double glazed windows to the front elevation and a UPVC double glazed window to the rear elevation.

Radiator.

Bedroom Three

12'07 x 6'09 (3.84m x 2.06m)

UPVC double glazed window to the rear elevation.

Bathroom

UPVC double glazed window to the side elevation.

Three piece suite comprising of a panelled bath with a shower overhead, a pedestal hand wash basin, and a low level WC. Heated towel rail radiator. Extractor fan. Partially tiled walls. Vinyl floor.

Exterior

To the front of the property there is a tarmac driveway, providing off road parking for several vehicles, leading to the integral garage. There is also a lawned garden area with a small slate bedding area underneath the window.

To the rear of the property there is a beautifully landscaped enclosed tiered garden. The first level is an Indian stone patio area that sweeps around the side of the conservatory to the garage with an outside tap as well. There are sleeper borders to both sides of the patio, housing seasonal shrubs and flowers. The second tier is created with sleeper walls and steps central that lead you to a mainly laid to lawn garden with further sleeper borders housing mature shrubbery and hedging for privacy.

Additional Information

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

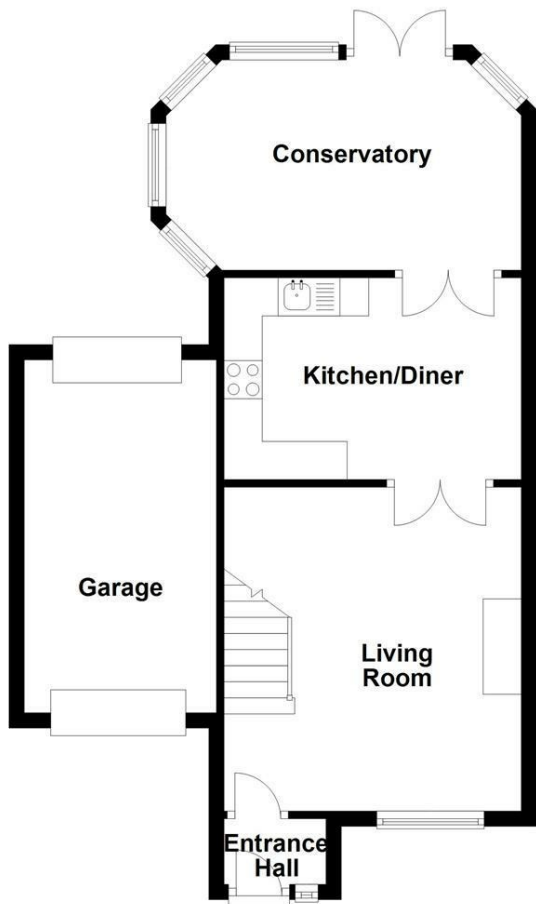
Services

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

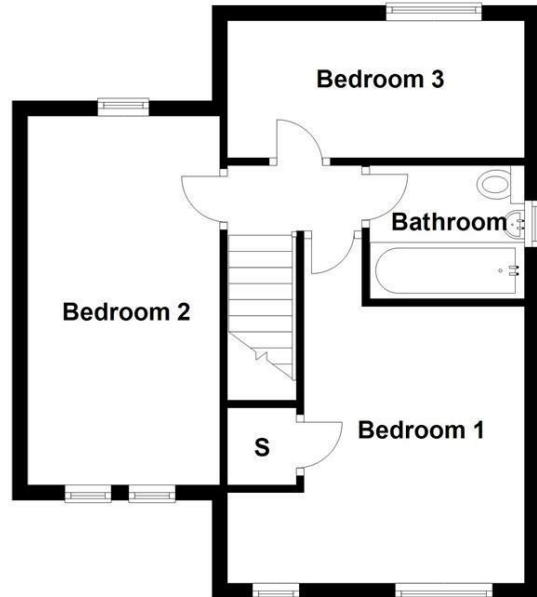
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

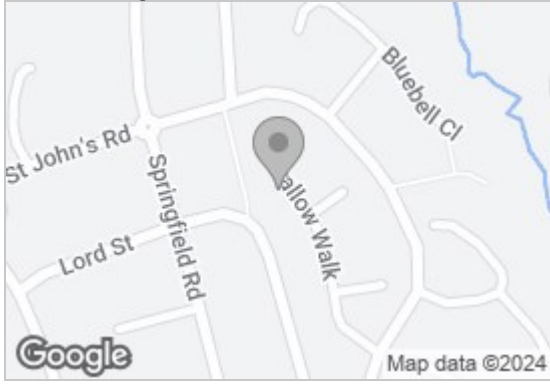
Ground Floor



First Floor



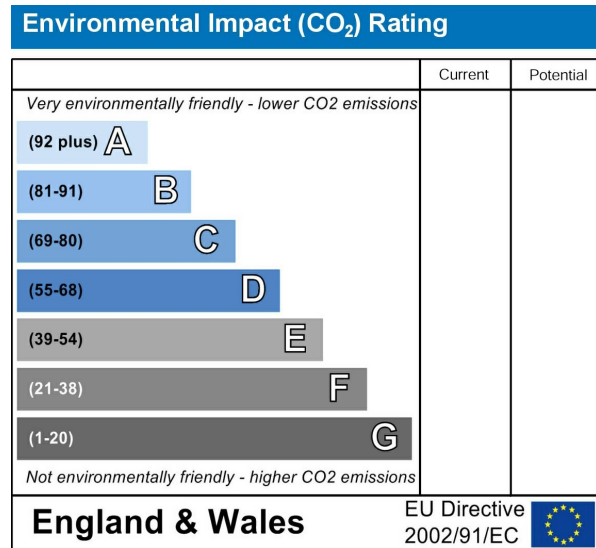
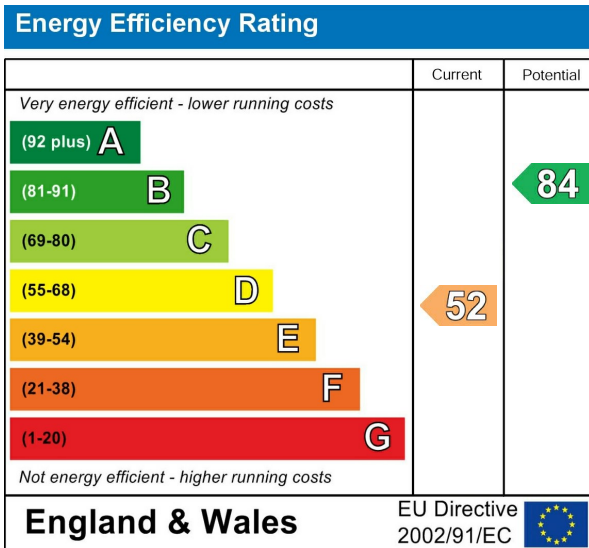
Road Map



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