



72 Congleton Road
Stoke-On-Trent, ST8 6EG



Price £160,000

Here at Carters, we are excited to welcome to the market, this extremely well presented and deceptively spacious end terrace, which has seen substantial investment and refurbishment by the current owners over recent years.

Situated on the outskirts of the town centre, this fantastic property is an ideal purchase for first-time buyers, young families and downsizers alike, benefitting from excellent local schools, amenities, idyllic walks and the leisure centre, all just a short walk away. Benefitting from an elevated position and being set back from the main road, this fantastic property enjoys extra privacy which you wouldn't usually find with the standard terraced property. Step through the front porch and into the property, where you will instantly feel relaxed and at home. To the front elevation there is a large yet cosy living room where you can relax and settle down into the evening. Following on is a large kitchen/diner which has been extended in previous years to provide the perfect entertaining space for friends and family. There are also two bathrooms to be enjoyed, which is a pleasant surprise. The main family bathroom is on ground floor and boasts a four piece modern suite, whilst the second is a generous shower room, on the first-floor, which is just off the main bedroom. The two bedrooms are both good sized doubles, with the main bedroom enjoying French doors which leads out to a small balcony where you can sit out with a morning coffee. The exterior enjoys a traditional and private courtyard, here there is direct access to the detached garage as well as providing side access to the property.

Viewings are highly recommended to appreciate this fantastic property. Call the office today on 01782 470391 to arrange your viewing.

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Entrance Porch

UPVC double glazed entrance door to the front elevation.

Feature exposed natural brick. Tiled flooring.

Living Room

14'08 x 13'01 (4.47m x 3.99m)

UPVC double glazed box bay window to the front elevation.

Coving. A traditional feature fireplace with a timber mantle, tiled surround and hearth. Radiator. TV point.

Kitchen/Diner

21'08 (maximum) x 13'10 (maximum) (6.60m (maximum) x 4.22m (maximum))

UPVC double glazed window to the side elevation and French doors leading out to the rear.

A good and modern range of wall, drawer and base units which incorporate wood effect work surfaces with a one and a half sink, mixer tap and drainer. Space for a freestanding cooker, fridge freezer and dryer. Space and plumbing for a washing machine. Vinyl flooring.

Family Bathroom

UPVC double glazed window to the side elevation.

A modern four piece suite which comprises of a shower enclosure, a panel bath, a pedestal hand wash basin and a recessed WC. Recessed ceiling downlighters. Two chrome heated ladder towel rail. Radiator. Partially aqua panelled walls. Storage cupboard. Vinyl flooring.

First Floor Landing

UPVC double glazed window to the side elevation.

Bedroom One

13'02 x 12'03 (4.01m x 3.73m)

UPVC double glazed French doors to the rear

elevation leading out to the balcony.

Radiator. Built in wardrobe with loft access.

Shower Room Ensuite

UPVC double glazed window to the side elevation.

A three piece suite which comprises of a wall mounted shower, a wall mounted hand wash basin and a recess WC. Extractor fan. Partially tiled walls. Radiator. Recessed flooring.

Bedroom Two

13'02 x 12'02 (4.01m x 3.71m)

UPVC double glazed window to the front elevation. Radiator.

Exterior

To the front there is an elevated frontage which is paved and low maintenance. It provides side access to the rear as well and access to the front entrance. The rear courtyard is again low maintenance and paved, it allows access into the detached garage.

Garage

17'10 x 12'03 (5.44m x 3.73m)

Up and over door to the rear elevation and an access door to the front and two windows to the side.

Power and lighting.

Additional Information

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

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.

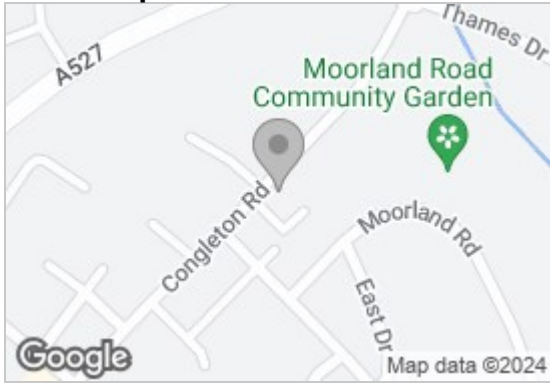
Ground Floor



First Floor



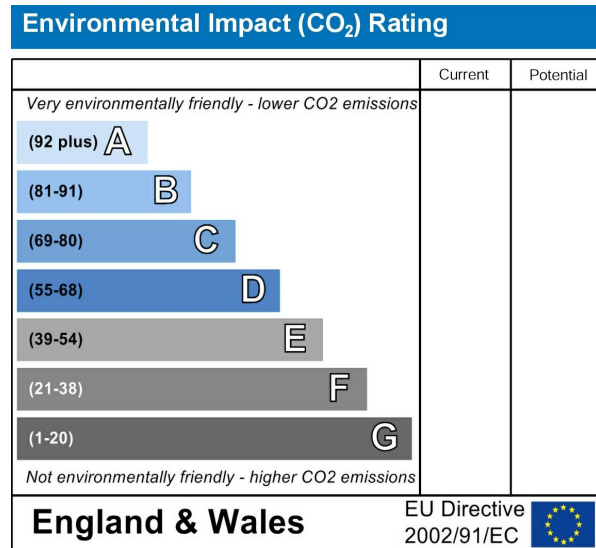
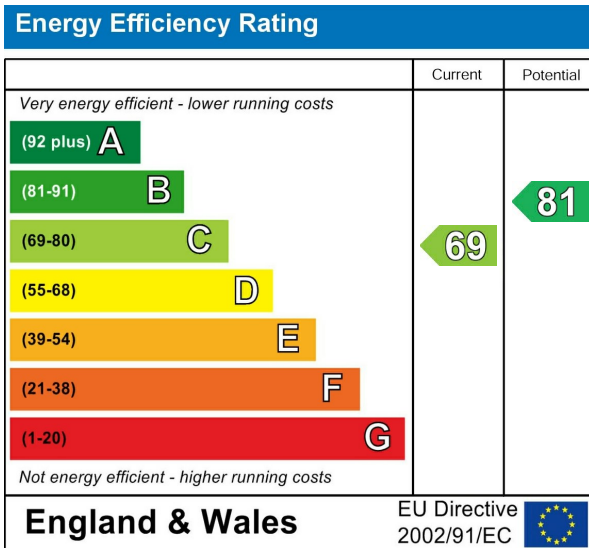
Road Map



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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