



9 Patrick Place

Stoke-On-Trent, ST8 7RF

Price £210,000



Here at Carters, we are pleased to welcome to the market this fantastic and unique, six-bedroom end terraced family home. Tucked away within a quiet and family-friendly cul-de-sac, just on the outskirts of the local towns, this lovely home benefits from excellent local amenities, parks, schools, and commuting routes to enjoy, all of which are within close proximity of the property. If that wasn't enough, there are picturesque walks to enjoy including Mow cop Castle and Knypersley Reservoir within a short drive away.

Boasting flexible and spacious living across two storeys, this wonderful property is an ideal purchase for young and growing families alike. On entering the property you are welcomed into the kitchen/diner with a range of modern units and provides a great space for entertaining family and friends. The lounge runs the length of the house and boasts a log burner and French patio doors leading out onto the rear garden. There is a further reception room and a modern ground floor bathroom to enjoy and can be utilized in multiple ways. Heading up the stairs you will find six bedrooms, two of which are double and a further four singles. There is also a modern fitted family bathroom which gives you a place to relax and unwind after a long day at the office. Externally, the property is low maintenance and private, to the front you will find a garden area, and to the rear there is a paved patio area leading up to a further decked area, pond and summer house.

We strongly recommend viewings to avoid any disappointment.
Call the office on 01782 470391 to arrange your viewing today!

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Kitchen/Diner

17'7 x 13'6 (5.36m x 4.11m)

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

Modern fitted drawers, wall and base units. Wood effect work surfaces incorporating inset a circular stainless steel sink, with a single drainer and mixer tap. Free standing range cooker with a double oven and 5 ring hob. Space for a fridge/freezer, dishwasher, washing machine and dryer. Laminate flooring. Radiator. Stairs to the first floor.

Rear Porch

UPVC entrance door to the rear elevation.
Laminate flooring. Under stairs storage.

Lounge

19'5 x 9'9 (5.92m x 2.97m)

UPVC double glazed bow window to the front and UPVC double glazed french patio doors to the rear elevation.

Feature multi fuel fireplace with a tiled surround and hearth. Laminate flooring. Radiator. Television point.

Second Sitting Room

19'3 x 12'10 (5.87m x 3.91m)

UPVC double glazed bow window to the front elevation. UPVC double glazed french patio doors to the rear elevation.

Radiator. Television point.

Bathroom

UPVC double glazed window to the rear elevation.

Fitted panelled bath. Vanity wash hand basin. Low level W/C. Laminate tiled flooring. Anthracite vertical radiator.

First Floor Landing

Radiator. Storage cupboard. Loft access.

Bedroom One

11'6 x 11'8 (3.51m x 3.56m)

UPVC double glazed window to the front elevation.

Radiator.

Bedroom Two

12'10 x 6'7 (3.91m x 2.01m)

UPVC double glazed window to the front elevation.

Anthracite radiator.

Bedroom Three

10'7 x 11'5 (3.23m x 3.48m)

UPVC double glazed window to the rear elevation.

Anthracite radiator.

Bedroom Four

9'4 x 6'8 (2.84m x 2.03m)

UPVC double glazed window to the front elevation.

Anthracite radiator. Over stairs storage.

Bedroom Five

8'11 max x 6'10 (2.72m max x 2.08m)

UPVC double glazed window to the rear elevation.

Anthracite radiator.

Bedroom Six

7'5 x 6'6 (2.26m x 1.98m)

UPVC double glazed window to the rear elevation.

Anthracite radiator.

Bathroom

Two UPVC double glazed windows to the rear elevation.

Modern fitted P shaped panelled bath, with a wall mounted shower and rainfall shower head. Vanity wash hand basin. Low level W/C. Tiled floor. Partly tiled walls. Anthracite heated towel rail.

Exterior

The exterior is private and low maintenance, to the front there is a garden. To the rear there is a paved patio area leading to a raised decked patio area. Built in featured pond, and summer house with power and lighting.

Additional Information

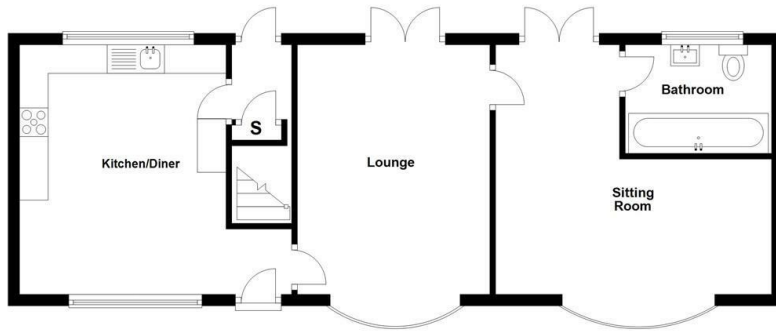
We are led to believe the property is freehold and Council tax band A.

Services

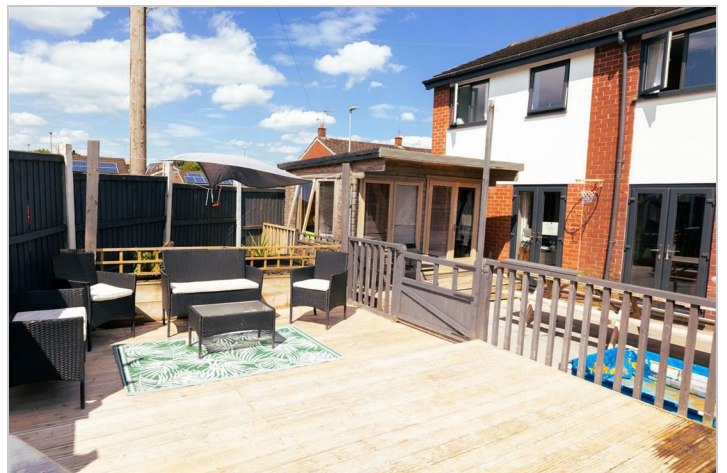
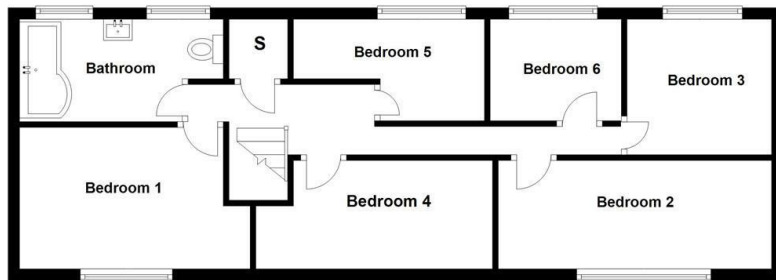
The main services of gas, electric, water and drainage are all connected to the mains.

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

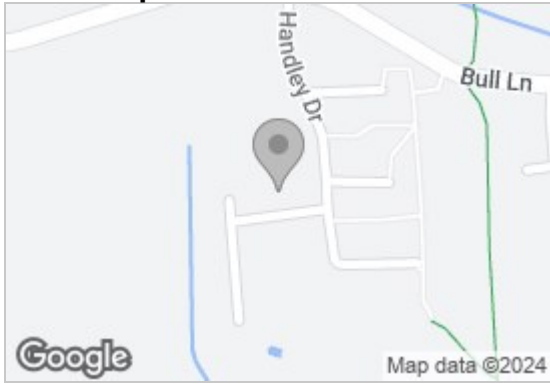
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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.

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