

89 Church Lane, Hanford
Stoke-on-Trent, ST4 4QD



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Asking Price: £175,000



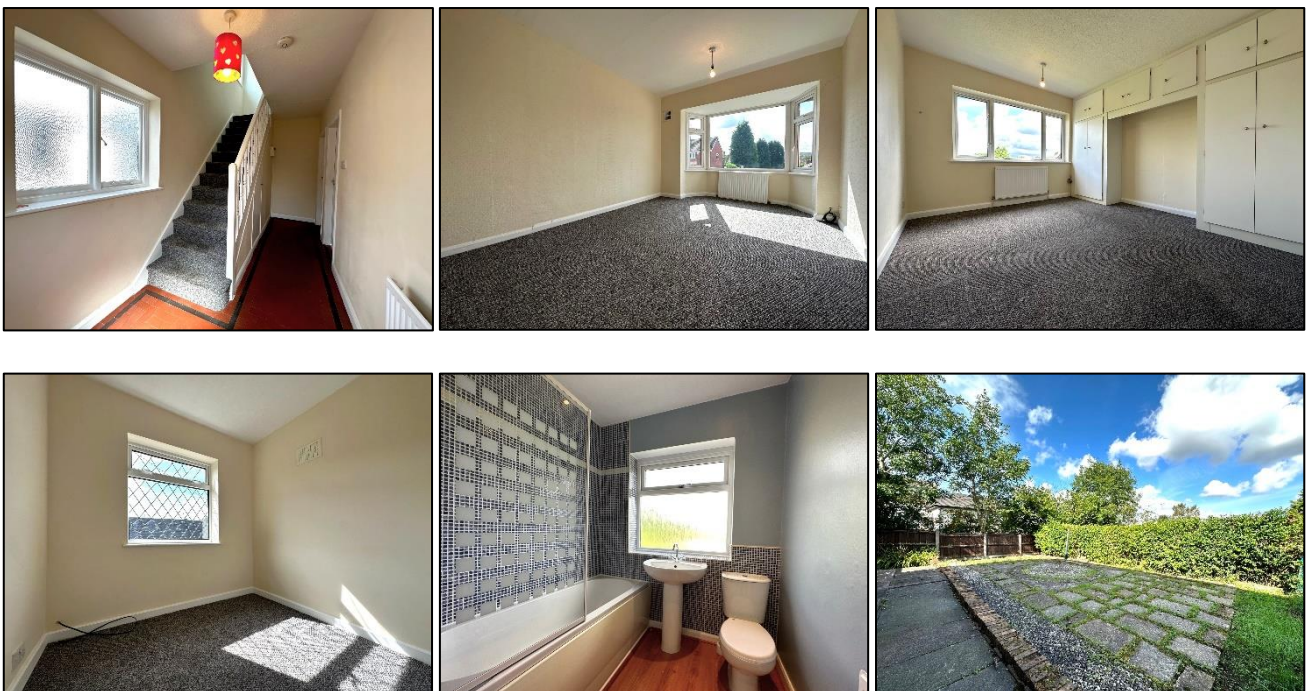


We are delighted to present to market with no upward chain this traditional three bedroom family home occupying a prominent position on Church Lane in ever popular Hanford. The property provides bright and well-proportioned rooms offering plenty of space for family living. Conveniently situated for local amenities, nearby schools and all major commuter links across the city this property must be viewed to see its full potential. (Please see additional notes)

The internal accommodation comprises of hallway leading to living room and fitted kitchen/ diner with pantry store. The first floor offers main bedroom, a further double bedroom with fitted wardrobes, a single bedroom and family bathroom with shower over bath. The property benefits from gas central heating throughout.

Externally: To the front of the property there is a large driveway leading to a single garage with electric supply. A side gate provides access to an enclosed rear garden with patio and paved areas bordered by shrub beds.

Tenure: Freehold



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Accommodation briefly comprising of:

Entrance Hall: upvc/ glass exterior door, single glazed window to side elevation, entrance to staircase, understairs storage cupboard, internal doors leading to kitchen/diner and living room, radiator.

Living Room: 13'8" x 10'9" max (4.21m x 3.32m) upvc/ glass bay window to front elevation, radiator.

Kitchen/ Diner: 17'7" x 12'6" max (5.39m x 3.83m) exterior door to side elevation leading to covered walkway, single glazed window to rear elevation, a range of matching wall and base cupboards, stainless steel sink & chrome mixer tap, cooker point, undercounter plumbing point, doorway to larder cupboard, upvc patio doors leading to rear garden, radiator.

First Floor Landing: upvc double glazed window to side elevation, internal doors leading off, loft access.

Main Bedroom: 14'9" x 9'7" max (4.53m x 3.2.96m) upvc double glazed bay window to front elevation, radiator.

Bedroom Two: 12'6" x 10'9" max (3.84m x 3.33m) upvc double glazed window to rear elevation, built-in wardrobes, radiator.

Bedroom Three: 8'8" x 7'8" max (2.68m x 2.39m) upvc double glazed window to front elevation, built-in storage cupboard, radiator.

Bathroom: 8'1" x 6'3" max (2.45m x 1.93m) upvc double glazed window to rear elevation, cupboard housing Main combination boiler, white suite consisting of pedestal sink & chrome mixer tap, low level flush toilet, bath with chrome mixer tap & shower head, glass shower screen, radiator.

Council Tax Band: A

Note: appliances and heating system have not been checked by the agent and all measurements are approximate

ADDITIONAL NOTES: The property is marketed ideally for cash buyers, due to previously reported coaling mining subsidence. If you are buying with a mortgage, please check the following criteria with your lender. A copy of the mine search is available on request. An indemnity insurance policy is in place to cover any potential future issues.

The property is in a surface area that could be affected by underground mining in 6 seams of coal at 430m to 960m depth, and last worked in 1977. Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

A structural survey carried out in July 2013 is also available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		