

3 Oliver Road, Harpfields,  
Stoke-on-Trent, ST4 6RA



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Asking Price: £265,000

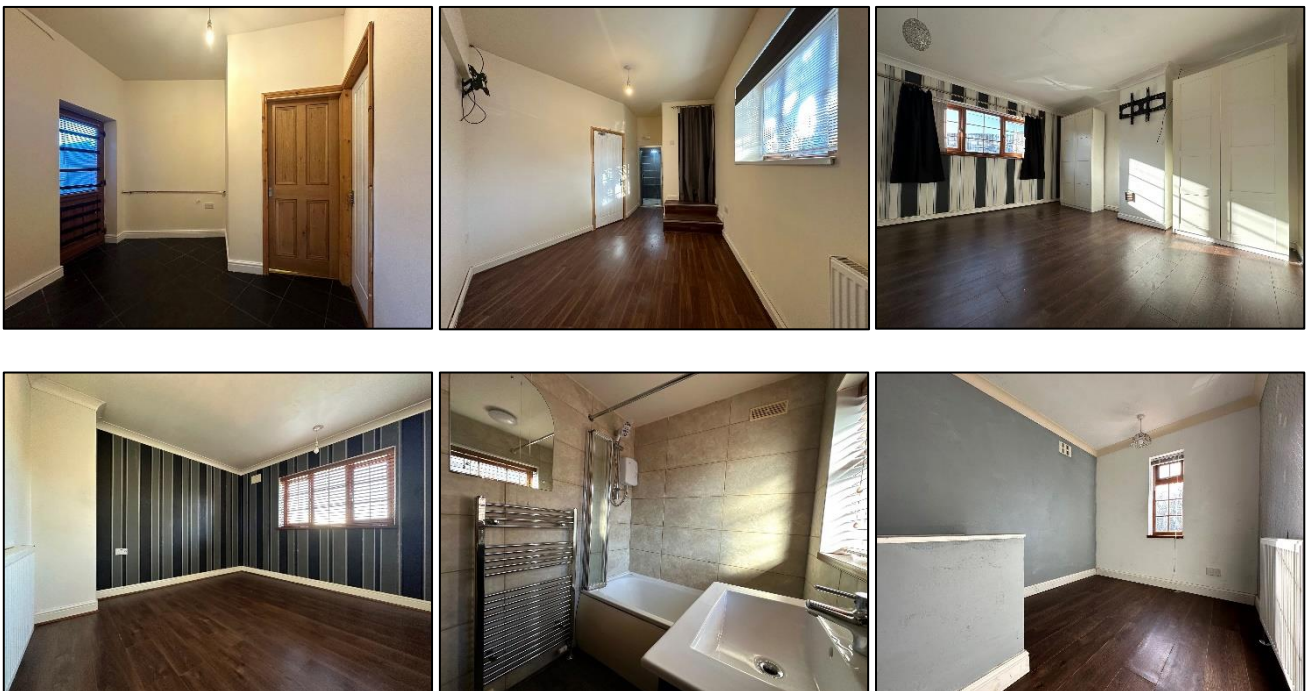




We are delighted to offer to market with no upward chain this deceptively spacious four bedroom semi-detached family home conveniently situated for nearby Royal Stoke Hospital, local schools and great commuter links across the city.

The property has been thoughtfully extended and boasts well-proportioned rooms with versatile layout comprising of: Porch, entrance hall, living room, modern fitted kitchen leading to dining room and utility room, ground floor WC, ground floor bedroom & shower room, the first floor provides three good sized bedrooms, family bathroom and access to a large fully boarded loft space. The property benefits from upvc double glazing and gas central heating throughout.

Externally: driveway parking for several vehicles to the front of the property leading around to rear garden with paved patio & seating area bordered by shrub beds and contemporary wooden cabin.



Tenure: Freehold

Accommodation Briefly Comprising of:

Porch: Upvc/ glass exterior door & upvc double glazed windows to side elevations.

Entrance Hall: wooden/ glazed exterior door to front elevation, internal door leading to living room, internal door leading to kitchen, understairs cupboard, entrance to staircase.

Living Room: 14'8" x 11'9" max (4.52m x 3.64m) Upvc double glazed bay window to front elevation, wall mounted electric fire, radiator.

Kitchen: 18'3" x 11'2" max (5.59m x 3.41m) Upvc double glazed patio doors leading to dining room, a range of matching wall and base cupboards, ceramic sink & chrome mixer tap, Belling gas cooking range, wall mounted extractor, integrated fridge, integrated dish-washer, breakfast bar, internal door leading to utility room.

Dining Room: 16'5" x 11'4" max (5.02m x 3.49m) Upvc double glazed patio doors to side elevation leading to rear garden, Upvc double glazed window to rear elevation, ceiling fitted skylights, radiator.

Utility Room: 9'7" x 9'1" max (2.97m x 2.78m) Upvc/ glass exterior door to rear elevation leading to rear garden, washing machine plumbing point, internal door leading to ground floor WC, internal door leading to ground floor bedroom.

Ground Floor WC: a white suite comprising of inset basin & chrome mixer tap, low-flush toilet.

Ground Floor Bedroom Four: 14'5" x 10'2" max (4.41m x 3.10m) Upvc/ glass exterior door to side elevation, Upvc double glazed window to front elevation, glass door leading to shower room, cupboard housing Main combination boiler, radiator.

Shower Room: 4'9" x 4'8" max (1.50m x 1.48m) wall mounted chrome shower fittings, white handbasin & chrome mixer tap.

First Floor Landing: Upvc double glazed window to side elevation, internal doors to bedrooms and bathroom, internal door to walk-in cupboard, ceiling fitted loft access.

Bedroom One: 12'10" x 10'9" max (3.96m x 3.33m) Upvc double glazed window to front elevation, radiator.

Bedroom Two: 10'7" x 10'0" max (3.27m x 3.05m) Upvc double glazed window to rear elevation, walk-in cupboard, radiator.

Bedroom Three: 9'6" x 7'3" max (2.94m x 2.22m) Upvc double glazed window to front elevation, radiator.

Bathroom: 6'3" x 5'4" max (1.93m x 1.65) Upvc double glazed window to side elevation, white suite comprising of inset hand basin & chrome mixer tap, wall mounted Triton electric shower, glass shower screen, bath & chrome mixer tap, low-level flush WC, chrome towel radiator.

## COUNCIL TAX BAND A

**Note:** Services, appliances and heating system have not been tested by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

