

131 Hartshill Road, Hartshill
Stoke-on-Trent, ST4 7LU



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Asking Price: £315,000





We are delighted to introduce to market this imposing five bedroom semi-detached period property occupying an elevated position overlooking Egg Pond Nature Reserve. Situated only short distance from Royal Stoke Hospital, Newcastle town centre and conveniently located for all major commuter links offering a rare opportunity not to be missed.

The property boasts a wealth of character retaining many original features comprising of entrance hall, front reception room with tiled fireplace and bay window, rear reception room with adjoining office, a contemporary kitchen with pantry and patio doors leading to the garden, dining room and basement cellar.

The first floor offers principal bedroom with walk-in wardrobe, a double bedroom with en-suite shower room, a further double bedroom, laundry room and family bathroom. The second floor provides two large attic bedrooms. The property benefits from mainly upvc double glazing and gas central heating throughout.

Externally: approached by steps leading to a paved forecourt with gated access to a secluded south facing garden perfect for relaxing or entertaining family and friends surrounded by mature fruit trees and exotic shrub beds.

Tenure: Freehold



Accommodation Briefly Comprising of:

Front Porch: uPVC exterior door leading to entrance hall.

Entrance Hall to Ground Floor: Wooden exterior door, entrance to staircase, interior doors leading off, radiator.

Front Reception Room: 15'5" x 12'7" max (4.73m x 3.86m) uPVC double glazed bay window to front elevation, tiled fireplace, radiator.

Rear Reception Room: 13'7" x 12'2" max (4.18m x 3.72m) single glazed sash windows to side elevation, ornate fireplace and hearth, door leading to office, radiator.

Adjoining Office: 6'7" x 5'9" max (2.03m x 1.80m) uPVC double glazed windows to side elevation (previous shower room, plumbing installed).

Kitchen: 12'4" x 12'3" max (3.77m x 3.75m) uPVC double glazed window and patio doors to side elevation, door leading to pantry, a range of matching wall and base cupboards, freestanding gas range cooker, stainless steel sink & chrome mixer tap, under-counter plumbing point.

Dining Room: 12'4" x 10'9" max (3.78m x 3.33m) uPVC exterior door leading to rear garden, uPVC double glazed window to rear and side elevations, cupboard housing Baxi combi-boiler, radiator.

Basement Cellar: storage area, steps leading down to cellar.

First Floor Landing: interior doors leading off, entrance to staircase to second floor, radiator.

Bedroom 1: 18'2" x 12'4" max (5.55m x 3.77m) uPVC double glazed windows to front elevation, walk-in wardrobe, radiator.

Bedroom 2: 13'8" x 12'3" max (4.20m x 3.75m) uPVC double glazed window to side and rear elevations, door leading to shower room, radiator.

Shower Room: 8'8" x 6'6" max (2.68m x 2.01m) uPVC double glazed windows to side elevation, shower cubical, electric shower, white low-level flush toilet, white basin & mixer tap inset vanity unit, door leading to bedroom 2, radiator.

Bedroom 3: 9'3" x 9'2" max (2.82m x 2.81m) uPVC double glazed window to side elevation, radiator.

Laundry Room: 6'7" x 4'5" max (2.06m x 1.37m) uPVC double glazed window to rear elevation, plumbing point, radiator.

Bathroom: 7'3" x 6'7" max (2.24m x 2.04m) uPVC double glazed window to side elevation, white bathroom suite comprising of low-level flush toilet, pedestal sink & mixer tap, glass shower screen over bath & mixer tap with shower head, storage cupboard, chrome towel radiator.

Second Floor Landing: interior doors leading off, loft access.

Bedroom 4: 18'2" x 12'6" max (5.56m x 3.84m) uPVC double glazed windows to front and side elevations, storage cupboard, radiator.

Bedroom 5: 12'2" x 9'4" max (3.73m x 2.85m) uPVC double glazed window to side elevation, ceiling fitted skylight, radiator.

COUNCIL TAX BAND C

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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

