

207 High Street, Halmerend
Stoke-on-Trent, ST7 8AA



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Asking Price: £140,000





We are delighted to offer to market with no upward chain this charming two bedroom semi-detached cottage. Situated within the heart of Halmer End conveniently located for village life, nearby countryside walks, good local schools and A500, A34, M6 commuter links this property must be viewed to be appreciated.

Comprising of entrance hall leading to a welcoming and cosy lounge, bright and spacious dining room with access to cellar and a modern fitted kitchen. The first floor provides two well-proportioned double bedrooms and large family bathroom with beautiful roll top bath. The property benefits from uPVC double glazing and gas central heating throughout.

Externally offering forecourt to the front of the property leading to a gated courtyard with useful brick store to the rear.

Tenure: Freehold



Accommodation Briefly Comprising of:

Entrance Hall: uPVC/glass exterior door, internal door to lounge, entrance to staircase to the first floor, internal door to dining room.

Lounge: 13'6" x 9'1" max (4.11m X 2.78m) uPVC double glazed windows to front elevation, brick fire surround & electric fire, radiator.

Dining Room: 13'6" x 11'11" max (4.11m X 2.78m) uPVC double glazed windows to front elevation, feature fireplace, internal door leading cellar, radiator.

Cellar: 13'2" x 5'11" x 13'2" max (4.02m x 1.81m) steps down to a tiled floor surface.

Kitchen: 15'4" x 6'5" max (4.68m X 1.95m) uPVC double glazed window to rear elevation, uPVC/glass exterior door leading to rear courtyard, a range of matching wall and base units, stainless steel sink & chrome mixer tap, extractor over gas hob and fitted electric oven, under-counter plumbing point, radiator.

First Floor Landing: with internal doors leading to bedrooms and bathroom.

Bedroom 1: 13'7" x 11'8" max (4.15m X 3.57m) uPVC double glazed window to front elevation, radiator.

Bedroom 2: 13'6" x 10'0" max (4.11m X 3.04m) uPVC double glazed window to front elevation, door to over stairs storage cupboard and loft access, radiator.

Bathroom 14'11" x 7'7" max (4.55m x 2.32m) uPVC double glazed window to rear elevation, separate shower cubicle & electric shower, white suite comprising of roll top bath with chrome mixer tap & shower head, toilet, pedestal sink & chrome taps, Main combi boiler, radiator.

Council Tax Band B

NOTE: Services, appliances and heating system have not been tested by the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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* All measurements are approximate

