



27 Henry Mason Place, Stoke-On-Trent, Staffordshire, ST2 8PF

Offers In The Region Of £195,000

- Semi detached property
- 3 bedrooms
- Off road parking for 2 cars
- Beautifully presented throughout
- Energy rating B
- Council tax band B
- Situated in a cul-de-sac location

27 Henry Mason Place, Stoke-On-Trent ST2 8PF

Whittaker & Biggs are delighted to offer to the market this immaculate, semi-detached, 3 bedroom property that is located in a quiet residential area.

Living space is comprised of a hall, WC, kitchen diner and sitting room to the ground floor, whilst to the first floor are three bedrooms and a bathroom.

The kitchen diner is positioned at the front of the property and is equipped with integral appliances that include an Indesit four ring ceramic hob, Indesit electric fan assisted oven and extractor hood.

A contemporary suite can be found in the bathroom and all bedrooms are well proportioned.

The home is double glazed throughout and is heated by an Ideal gas fired combi boiler which is located in the kitchen.

Externally to the frontage is a tarmacadam driveway suitable for two vehicles. To the rear, the garden is mainly laid to lawn with a paved patio.

A viewing is highly recommended to appreciate this home's beautiful finish, and quiet residential location.

Call Whittaker & Biggs today to book a viewing on 01538 372006.



Council Tax Band: B



Ground Floor

- Size : -

Hall

7'4" x 3'7"

Composite double glazed door to the frontage, radiator, stairs to the first floor, WC off. - Size : - 7' 4" x 3' 7" (2.23m x 1.09m)

WC

4'7" x 3'2"

UPVC double glazed window to the frontage, low level WC, pedestal wash hand basin, chrome mixer tap, radiator. - Size : - 4' 7" x 3' 2" (1.40m x 0.96m)

Kitchen/Diner

13'4" x 11'5" Max measurement

UPVC double glazed window to the frontage, units to the base and eye level, integral Indesit four ring ceramic hob, Indesit electric fan assisted oven, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a frees standing fridge freezer, space for a dining table and chairs, radiator. - Size : - 13' 4" x 11' 5" (4.07m x 3.49m) Max measurement

Sitting Room

14'7" x 11'7"

UPVC double glazed window to the French doors to the rear, under stairs storage, radiator. - Size : - 14' 7" x 11' 7" (4.44m x 3.54m)

First Floor

- Size : -

Landing

8'7" x 5'10" Max measurement

Loft hatch, radiator. - Size : - 8' 7" x 5' 10" (2.61m x 1.78m) Max measurement

Bedroom One

14'5" x 9'6" Max measurement

2x UPVC double glazed windows to the frontage, radiator, storage cupboard, panelled wall. - Size : - 14' 5" x 9' 6" (4.40m x 2.89m) Max measurement

Bedroom Two

9'9" x 8'5"

UPVC double glazed window to the rear, radiator. - Size : - 9' 9" x 8' 5" (2.96m x 2.56m)

Bedroom Three

6'7" x 5'10"

UPVC double glazed window to the rear, radiator. - Size : - 6' 7" x 5' 10" (2.01m x 1.79m)

Bathroom

8'5" x 5'5"

UPVC double glazed window to the side, panel bath, chrome mixer tap, shower over, chrome fittings, glass shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan. - Size : - 8' 5" x 5' 5" (2.56m x 1.65m)

Loft

Part boarded. - Size : -

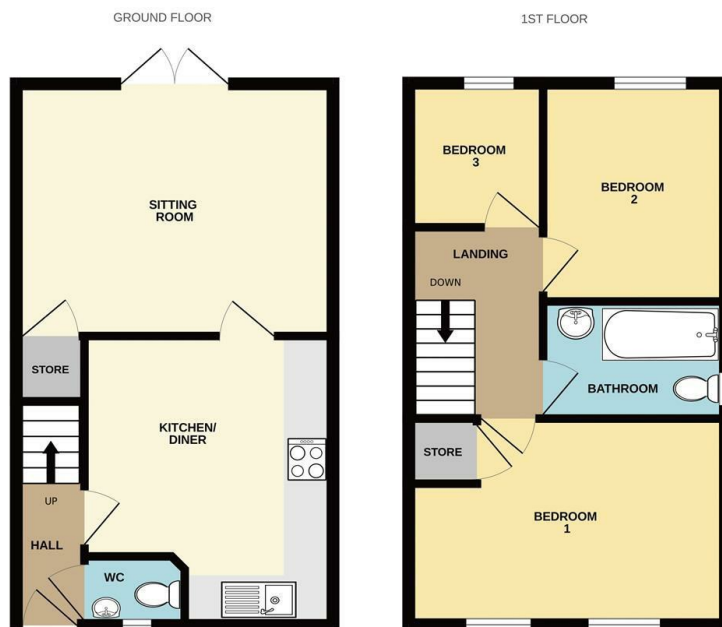
Externally

To the frontage, tarmacadam driveway, area laid to lawn, gated access to the rear.

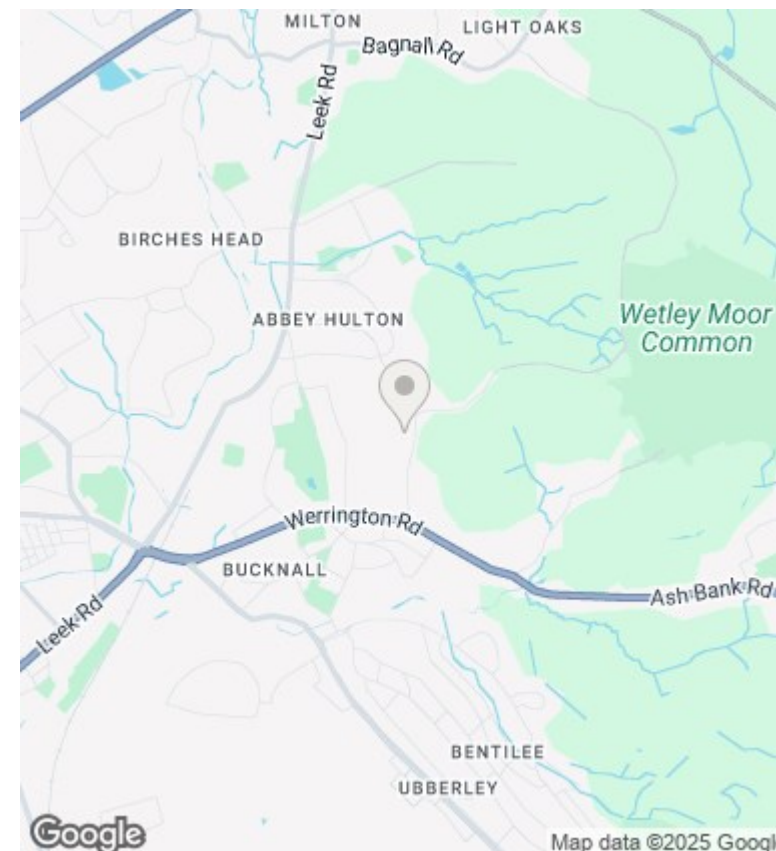
To the rear, mainly laid to lawn, paved patio, fence boundary. - Size : -







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

This home is situated in a sought after residential location which provides easy commuting to The Potteries, Motorway Network and various local towns and amenities.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 