



## Greenways Moss Hill, Stockton Brook, Stoke-On-Trent, ST9 9NW

Offers In The Region Of £390,000

- Semi detached property in much sought after location
- Many original features
- Purpose built timber outbuilding with power, light and plumbing
- First floor sun terrace with views over the neighbouring countryside
- Private driveway for two vehicles
- Indian stone patio
- 3 double bedrooms
- Rear living room with bi-fold doors to the south west facing garden
- Unique property!



# Greenways Moss Hill, Stoke-On-Trent ST9 9NW

Whittaker and Biggs are pleased to offer to the market Greenways, a delightful semi-detached house, offering a perfect blend of modern living and traditional character. With three well-proportioned bedrooms this property is ideal for families or those seeking a comfortable home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The rear living room features bi-fold doors that open seamlessly to a south-west facing garden, allowing for an abundance of natural light and a lovely view of the outdoor space. The garden is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

One of the standout features of this unique property is the first-floor sun terrace, which boasts stunning views over the neighbouring countryside. This tranquil spot is perfect for unwinding after a long day or enjoying a morning coffee while taking in the picturesque scenery.



Council Tax Band: C



## Ground Floor

### Hall

8'3" x 10'11" max measurement

Original wood door with stained glass window to the frontage, UPVC double glazed window to the frontage, original parquet flooring, stairs to the first floor, storage cupboard, radiator.

### WC

4'10" x 2'11"

UPVC double glazed window to the frontage, low level WC, gas fired wall mounted Worcester combi boiler, original parquet flooring.

### Bathroom

7'11" x 4'9"

UPVC double glazed window to the side aspect, enamel bath, brass taps, electric Triton shower over, glass shower screen, pedestal wash hand basin, brass taps, airing cupboard, original parquet flooring.

### Sitting Room

19'5" x 11'10"

UPVC double glazed window to the frontage, UPVC double glazed French doors with side light window to the rear, original parquet flooring, original tiled fire surround and mantel, original curtain pelmets, wood panelling, decorative ceiling, radiator.

## Kitchen

12'4" x 9'10"

UPVC double glazed window to the side aspect, units to the base and eye level, space for a range cooker (Rangemaster available by separate negotiation), extractor hood, ceramic Butler sink, chrome mixer tap, space for an American style fridge freezer with storage around, inset ceiling spotlights, white vertical column radiator, tiled floor, pantry.

### Utility Room

7'2" x 5'8"

UPVC double glazed window to the rear, units to the base and eye level, composite sink and drainer, chrome mixer tap, space and plumbing for a washing machine, tiled floor, inset ceiling spotlights.

### Living / Dining Room

19'4" x 10'11" max measurement

UPVC double glazed bi-fold doors to the rear, UPVC double glazed windows to each side, UPVC double glazed window to the right side aspect, inset ceiling spotlights, Karndean flooring, radiator.

## First Floor

### Landing

8'3" x 6'3"

UPVC double glazed French doors to the rear, loft hatch.



### **Bedroom One**

18'8" x 11'11"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator.

### **Bedroom Two**

15'9" x 9'10"

Two UPVC double glazed windows to the frontage, built in storage cupboard, radiator.

### **Bedroom Three**

9'1" x 8'3"

UPVC double glazed window to the rear, radiator.

### **Sun Terrace**

25'1" x 10'11" max measurement

Iron railings, views over the neighbouring countryside.

### **Externally**

To the frontage, tarmacadam driveway suitable for two vehicles, wall boundary, well stocked borders, access to the rear.

To the rear, first floor sun terrace, tiered garden, Indian stone patio, iron railings, area laid to lawn, well stocked borders, fence boundary, views to the rear.

### **Timber Outbuilding**

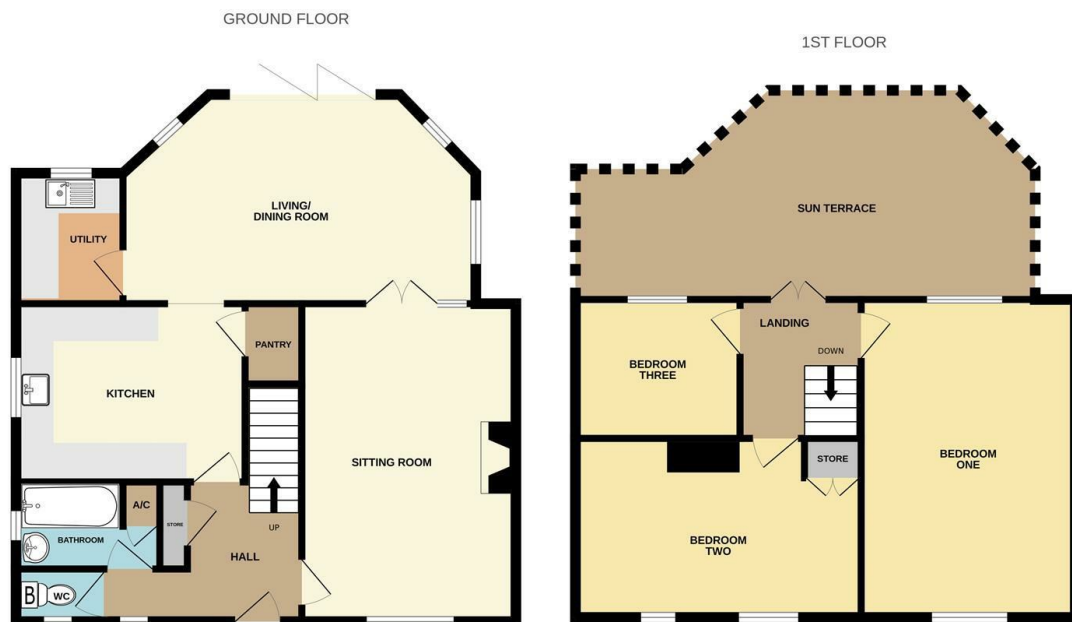
Power, light, water, views to the rear. Currently used for dog grooming with scope to be an office etc.



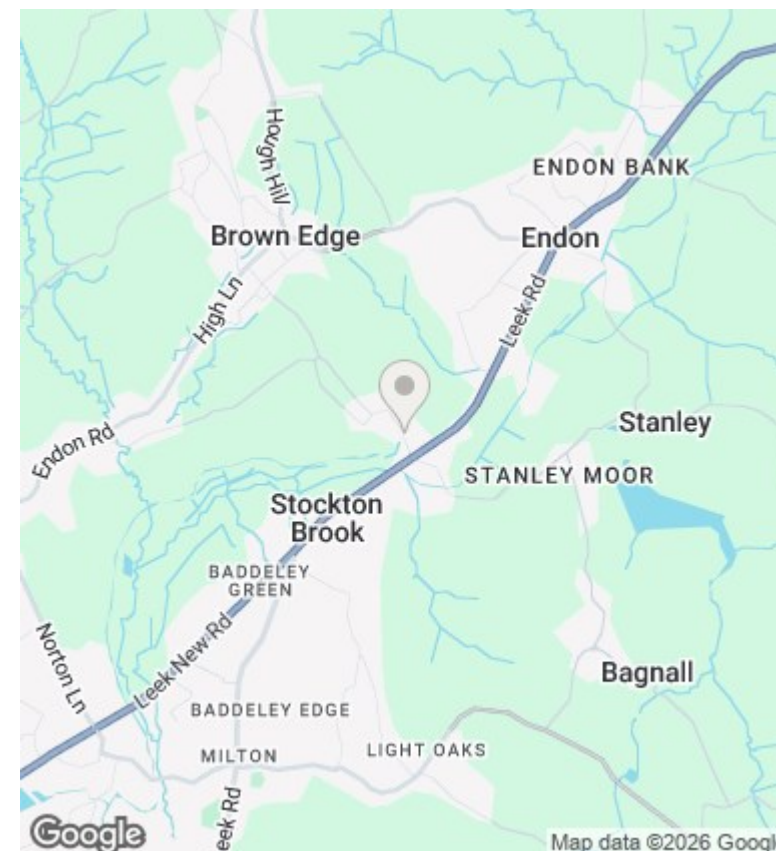








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC