

**Tinsley  
Garner**  
independent property expertise



28, Star & Garter Road, Stoke-On-Trent, ST3 7HS



£285,000

An opportunity to acquire a detached family home set in the centre of a large plot offering lots of development potential. Upgraded by the present owner to a high standard throughout with well presented accommodation comprising; reception hallway, spacious living room, fitted kitchen, rear hallway, guest cloakroom, three bedrooms and a family bathroom. Also benefitting from generous off road parking before a detached garage, mature gardens and gas combi central heating.

A lovely property in a popular location - Viewing highly recommended  
NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



#### Reception Hallway

Double Upvc obscure double glazed front doors, with matching side windows, open to the reception hallway. With recessed ceiling lights, under stairs storage cupboard, radiator, carpet and access to the living room, kitchen and first floor stairs.

#### Living Room

A spacious light and airy reception room offering three Upvc double glazed windows to the front and side aspects, French doors with side windows opening to the rear patio and gardens, recessed ceiling lights, radiator and carpet.

#### Kitchen

A modern kitchen fitted with a range of gloss grey finish wall and floor units, dapple finish work surfaces with brick tile splash-backs and inset stainless steel sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, planked scrubbed oak effect vinyl flooring, doorway to the rear hallway and two Upvc double glazed windows to the side and rear elevations.

Appliances including; ceramic electric hob with stainless steel extractor hood and light above, integral electric oven. Spaces for additional appliances.

#### Rear Hall

With recessed ceiling light, planked scrubbed oak effect vinyl flooring, doorway to the guest cloakroom and Upvc part obscure double glazed external door to the rear patio and gardens.

#### Guest Cloakroom

Fitted with a white low level push button WC, obscure window to the rear aspect, planked scrubbed oak effect vinyl flooring and wall mounted Main Eco Lite gas combi central heating boiler.

#### First Floor

##### Stairs & Landing

With carpet throughout, Upvc double glazed window to the side elevation, recessed ceiling lights and carpet.

##### Bedroom One

With Upvc double glazed window overlooking the rear garden, radiator and carpet.

##### Bedroom Two

Offering a Upvc double glazed window to the front aspect, radiator and carpet.

##### Bedroom Three

With Upvc double glazed to the rear of the property, radiator and carpet.

##### Family Bathroom

Fitted with a modern white suite comprising; 'L' shape bath, panel and shower screen with mixer tap and twin head mains thermostatic shower system above, vanity wash hand basin with

mixer tap, low level push button WC. Recessed ceiling lights, Upvc obscure double glazed window to the front elevation, part tiled walls, vertical radiator, vanity mirror with touch screen lighting, shaver point and vinyl flooring.

#### Outside

The property is approached via a tarmac driveway providing generous off road parking before a detached single garage.

#### Gardens

The property is set in the centre of a large plot with lawn areas, mature trees, shrubs and part walled, fence panelled and hedgerow boundaries.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

No upward chain

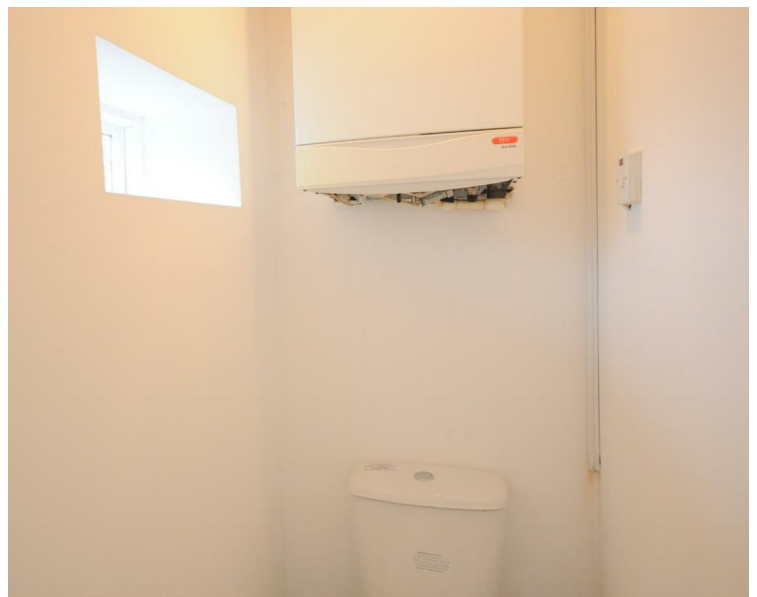
#### Services

Mains gas, water, electricity and drainage.

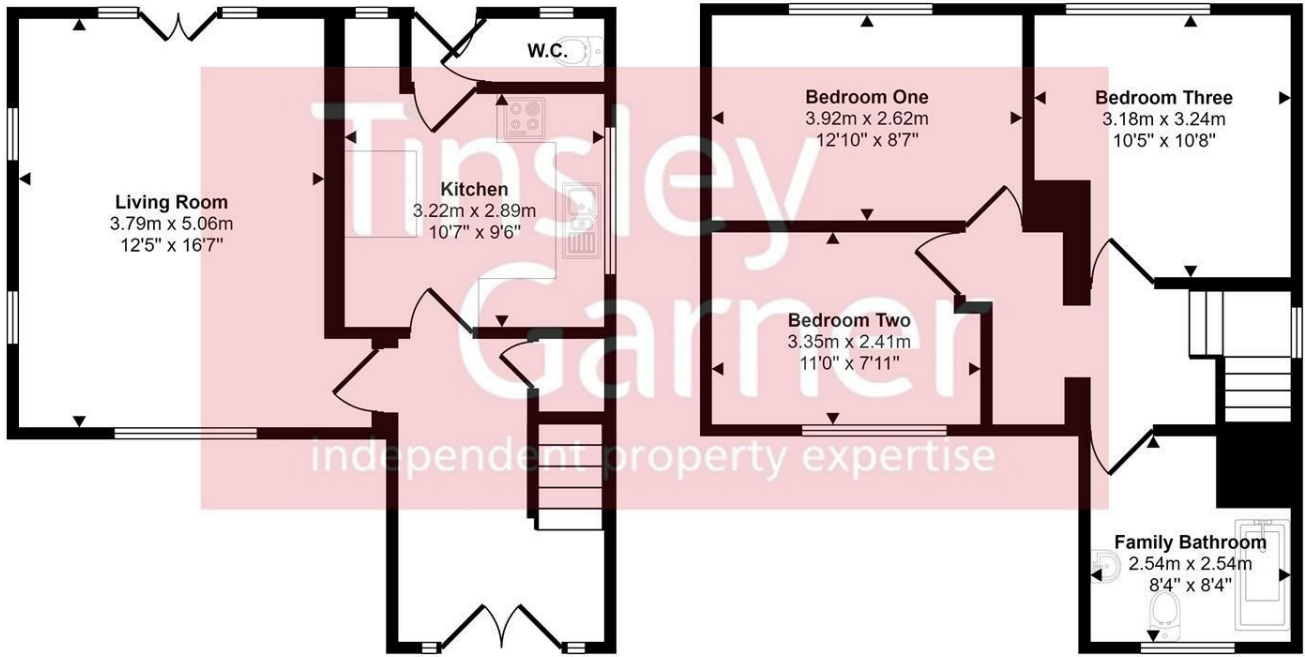
Gas combi central heating.

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
88 sq m / 948 sq ft



Ground Floor  
Approx 44 sq m / 474 sq ft

First Floor  
Approx 44 sq m / 475 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	