

**Tinsley
Garner**
independent property expertise



17, Gosforth Grove, Stoke-On-Trent, ST3 7SB



£265,000

A well presented detached family home set in a quiet cul-de-sac position enjoying an open aspect. Offering accommodation comprising: reception hallway, living room, open plan dining room, modern kitchen with integral appliances, three bedrooms, family bathroom and integral garage. The property is approached via a block paved driveway providing off road parking, also benefitting from Upvc double glazed windows and doors throughout, gas combi central heating and a delightful enclosed mature rear garden. Ideally placed for quick and easy access to local amenities, the Potteries and commuter routes. A lovely property in a sought after location - Early Viewing Recommended.



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



Entrance Hall

A Upvc part obscure double glazed front door with matching side window opens to the hallway. With ceiling coving, alarm pad, carpet and access to the living room, integral garage and first floor stairs.

Living Room

A cosy reception room offering an Adams style fire surround with marble back, hearth and inset living flame gas fire, Upvc double glazed bay window to the front elevation, ceiling coving, radiator, carpet and TV connection.

Dining Room

Open plan to the living room with Upvc double glazed sliding door opening to the rear garden, ceiling coving, radiator, carpet and doorway to the kitchen.

Kitchen

Fitted with a range of oak door fronted wall and floor units, under wall unit lighting, contrasting marble effect work surfaces with matching upstands, tiled splash-backs and inset composite 1½ bowl sink and drainer with brushed chrome swan neck mixer tap. Vinyl flooring and Upvc double glazed window overlooking the rear garden. Appliances including: stainless steel gas hob with extractor hood and light above, integral electric oven, microwave, fridge freezer and dishwasher.

First Floor

Stairs & Landing

With carpet throughout, galleried landing, Upvc double glazed window to the side aspect, loft access and airing cupboard housing a Worcester condensing gas combi central heating boiler.

Bedroom One

Offering an extensive range of built-in bedroom furniture, Upvc double glazed window overlooking the rear garden and open aspect beyond, ceiling coving, radiator and carpet.

Bedroom Two

With Upvc double glazed window to the front of the property, ceiling coving, radiator and carpet.

Bedroom Three

With built-in wardrobe, Upvc double glazed window to the front elevation, radiator and carpet.

Family Bathroom

Fitted with a modern white suite comprising; standard bath, panel and shower screen with chrome mixer tap and mains fed thermostatic shower system above, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling lights, fully tiled walls, Upvc obscure double glazed window to the rear aspect, radiator and scrubbed oak effect laminate flooring.

Outside

The property is approached via a block paved driveway providing off road parking before an integral garage. The garage has a steel up and over door, power, lighting, plumbing for a washing machine and space for additional appliances.

Front

The front garden offers an open porch and coach light before the front door, mature hedgerow, gravelled flower bed, low level boundary walls and side access to the rear garden via a pathway and wooden gate.

Rear

The delightful enclosed rear garden offers patio areas, gravelled flower beds and borders, lawn, mature hedgerows and timber fence panelling.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains gas, water, electricity and drainage.

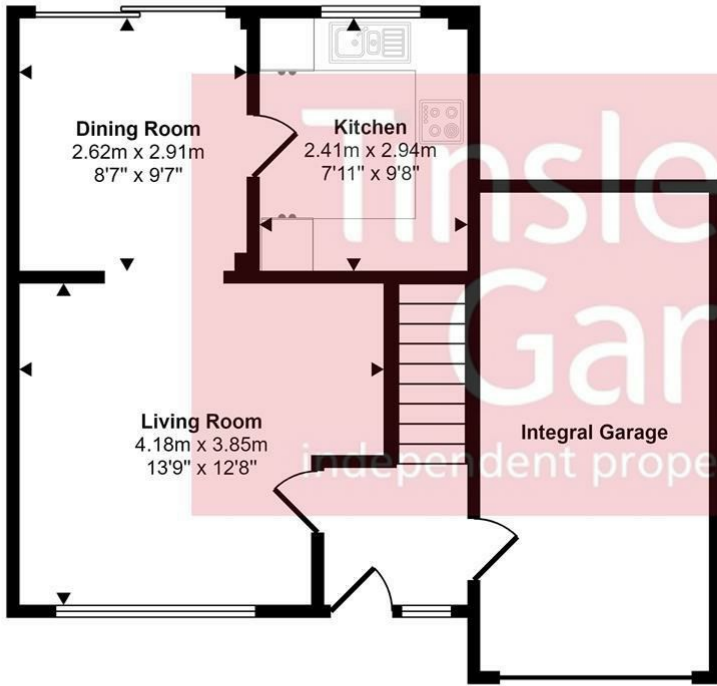
Gas combi central heating

Viewings

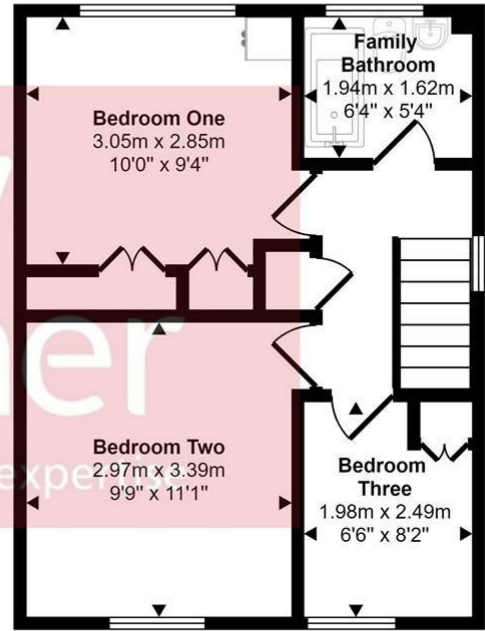
Strictly by appointment via the agent.



Approx Gross Internal Area
86 sq m / 928 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft



First Floor
Approx 35 sq m / 381 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		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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