



4, Highview Road, Fulford, ST11 9QQ



£215,000

A smart cottage style property set in a quiet position within the popular village of Fulford. This modern townhouse is well presented throughout with accommodation comprising; entrance porch, living room, breakfast kitchen, large conservatory, two bedrooms and a stylish shower room. Also benefitting from an enclosed rear garden, two off road parking spaces, gas combi central heating, plus Upvc double glazed windows and doors. Fulford is a great little village with a first class community spirit, a local primary school, church and thriving village pub.

Very conveniently located with easy access to Stone and the Potteries - Viewing Highly Recommended



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



Entrance Porch

With Upvc part obscure double glazed front door, window to the side aspect, carpet squares and a further Upvc door opening to the living room.

Living Room

A spacious reception room offering a Upvc double glazed window to the front elevation, ceiling coving, radiator, TV connection, carpet, doorway to the breakfast kitchen and access to the first floor stairs.

Breakfast Kitchen

Fitted with a range of white finish wall and floor units, black marble effect work surfaces with inset stainless steel sink and drainer with mixer tap. Upvc double glazed window and door opening to the conservatory, ceiling coving and tiled floor.

With freestanding electric cooker, plumbing for a washing machine and space for an upright fridge freezer.

Conservatory

A lovely additional reception area often used by the present owners as a dining room. A part wall and Upvc double glazed panel construction conservatory with vaulted ceiling, central fan/light fitting, opening top windows, radiator, tiled floor, power sockets, TV connection and French doors opening to the rear garden.

First Floor

Stairs & Landing

With carpet throughout and loft access, the loft is partially boarded for storage purposes.

Bedroom One

With two Upvc double glazed windows overlooking the rear garden and beyond, radiator and carpet.

Bedroom Two

Offering a Upvc double glazed window to the front of the property, radiator, carpet and storage cupboard housing a Baxi wall mounted gas combi central heating boiler.

Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome taps, corner shower enclosure with mains fed thermostatic shower system. Upvc obscure double glazed window to the front of the property, fully tiled walls, chrome towel radiator and tiled floor.

Outside

The property has two allocated parking spaces within a designated parking area.

Front

The front garden has a lawn, paved pathway, mature hedgerows,

gravelled flowerbed and a coach light before the front door. There is side access to the rear garden via a pathway and wooden gate.

Rear

The enclosed rear garden has a paved patio area, slate chipping courtyard, tree lined backdrop, timber fence panelling, small shed and wooden gateway to a part owned private pathway leading to the parking area.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

Services

Mains gas, electricity, water and drainage.

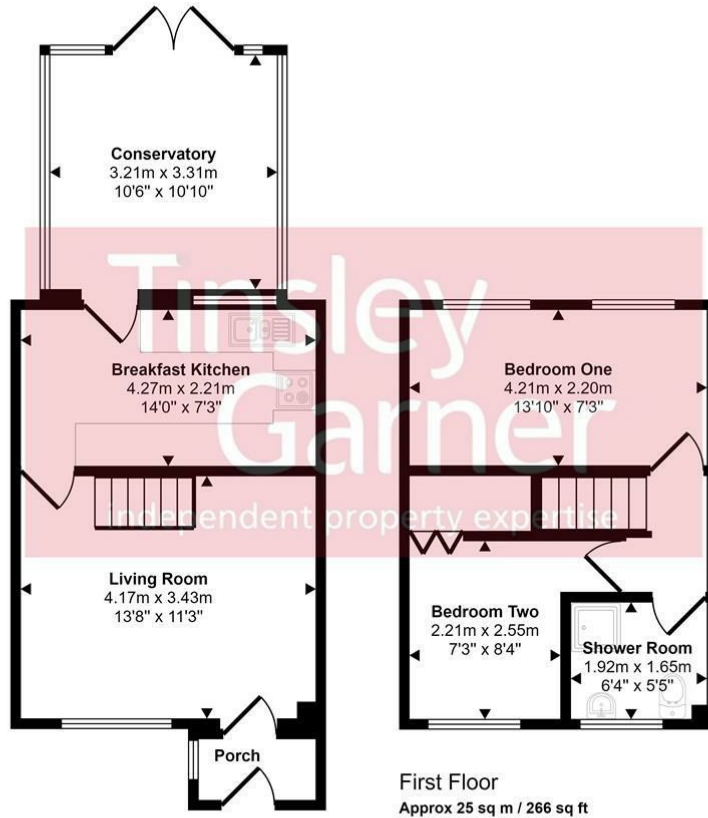
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
62 sq m / 671 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	72
EU Directive 2002/91/EC	

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