

**Tinsley
Garner**
independent property expertise



20, Harold Hines Way, Stoke-On-Trent, ST4 8WJ



£240,000

A well presented modern semi-detached family home situated on a popular and sought after development, conveniently located within easy access to commuter routes. Offering well proportioned accommodation comprising: entrance hall, living room diner, guest cloakroom, fitted kitchen with integral appliances, three bedrooms, en-suite shower room to the main bedroom, and a family bathroom. Also benefitting from Upvc double glazed windows and doors, gas combi central heating, an enclosed rear garden and off road parking for two cars.

A lovely property in an ideal position - Viewing highly recommended.



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



Entrance Hall

A composite part obscure double glazed front door with window light above opens to the entrance hall. With ceiling coving, fitted door mat, planked scrubbed oak effect vinyl flooring, central heating timer and thermostat. Doorways to the living room diner, kitchen, guest cloakroom and access to the first floor stairs.

Living Room/Diner

A spacious reception room with Upvc double glazed windows and French doors opening to the rear patio and garden, two radiators, under stairs storage cupboard, carpet and Sky Media connection.

Kitchen

Fitted with a range of gloss cream finish wall and floor units, contrasting work surfaces with matching upstands and inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap. Upvc double glazed window to the front aspect, recessed ceiling lights, radiator, planked scrubbed oak effect vinyl flooring and wall cupboard housing the Logic EPSI 35 gas combi central heating boiler.

Appliances including: stainless steel gas hob with matching splash-back and extractor hood with light, integral electric oven. Plumbing for a washing machine and space for an upright fridge freezer.

Guest Cloakroom

With a white suite comprising: low level push button WC, pedestal wash hand basin with tiled splash-back and chrome mixer tap. Upvc obscure double glazed window to the front elevation, radiator and planked scrubbed oak effect vinyl flooring.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and bannister stairs lead to the landing. With radiator, carpet and loft access.

Bedroom One

Offering a Upvc double glazed window to the front of the property, built-in double wardrobe, storage cupboard, radiator, carpet, TV connection and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising; level push button WC, pedestal wash hand basin with tiled splash-back and chrome mixer tap, fully tiled shower enclosure with Aqualisa electric shower system. Recessed ceiling lights, Upvc obscure double glazed window to the front aspect, towel radiator, shaver point, extractor fan and planked scrubbed oak effect vinyl flooring .

Bedroom Two

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

Bedroom Three

Presently used as a study, with Upvc double glazed window to the rear aspect, radiator and carpet.

Family Bathroom

Fitted with a white suite comprising; low level push button WC, standard bath, panel and shower screen with chrome showerhead mixer tap, pedestal wash hand basin with chrome mixer tap. Upvc obscure double glazed window to the side of the property, recessed ceiling lights, part tiled walls, towel radiator, extractor fan and tile effect vinyl flooring.

Outside

The property has a private tarmac driveway to the left hand side providing off road parking for two cars.

Front

To the front of the house there are two flowerbeds, and a paved pathway with open porch and coach light before the front door. There is side access to the rear garden via a wooden gate.

Rear

The enclosed rear garden offers a paved patio, lawn, timber fence panelling, shed and an external water connection.

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.

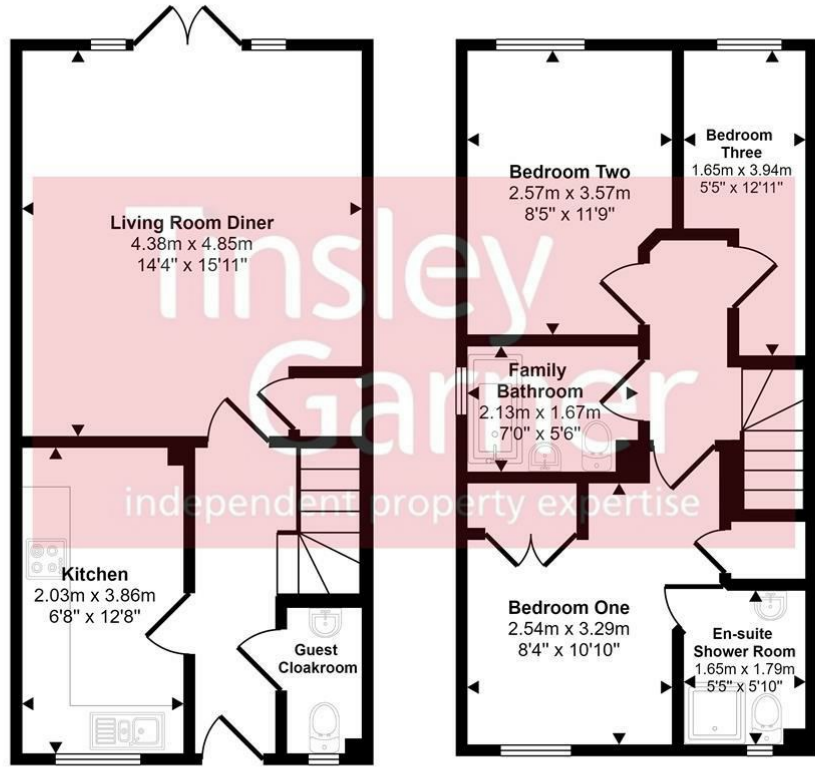
Gas combi central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
77 sq m / 826 sq ft



Ground Floor
Approx 39 sq m / 415 sq ft

First Floor
Approx 38 sq m / 412 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			96
(81-91) B		83	
(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	

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