

**Tinsley
Garner**
independent property expertise



41, Hampshire Crescent, Stoke-On-Trent, ST3 4TR



£227,500

An immaculately presented, extended end townhouse set in a corner plot within a popular and sought after Lightwood development. Upgraded with no expense spared by the present owner to a high specification throughout and offering modern living with accommodation including; entrance hall, living room, superb kitchen diner with integral appliances, snug with bi-fold doors opening to the south west facing landscaped rear garden, three bedrooms, one having been custom fitted by Hammonds as a dressing room, and a luxurious bathroom with jacuzzi bath. The property benefits from two allocated parking spaces, gas combi central heating and Upvc double glazing. Hampshire Crescent is conveniently located close to nearby amenities and commuter routes. Early viewing essential -Don't blink or it will be gone!



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



Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With alarm pad, radiator, fitted door mat, doorway to the living room and access to the first floor stairs.

Living Room

A cosy reception room offering a uPVC double glazed window to the front elevation, modern marble fire surround, back and hearth with inset coal effect electric fire, radiator, carpet, BT Open Reach connection and doorway to the kitchen diner.

Kitchen Diner

A fabulous kitchen diner fitted with a range of gloss taupe finish wall and floor units, under wall unit and kickboard lighting, quartz silver fleck work surfaces with matching upstands and an underset 1 1/2 bowl sink with Quooker instant boiling brushed chrome mixer tap. Recessed ceiling lights, large format tiled floor with under floor heating, vertical radiator and wall cupboard housing a Vaillant Eco Tec Pro 28 gas combi central heating boiler.

Neff appliances including: Induction hob with downdraft extraction system, microwave/combi oven, slide & hide oven, warming drawer, fridge, freezer and washer dryer.

Snug

A lovely additional reception area, open plan to the kitchen diner and offering aluminium powder coated double glazed bi-fold doors with integral blinds opening to the rear patio and garden, vaulted ceiling with recessed lights and two Velux skylight windows, large format tiled floor with under floor heating.

First Floor

Stairs & Landing

With carpet throughout, uPVC obscure double glazed window to the side aspect, oak newel post, banister and glazed balustrade galleried landing, storage cupboard and loft access.

The loft has a drop down ladder, power, lighting, alarm control panel and is boarded for storage purposes.

Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, built-in double wardrobe, radiator and carpet.

Bedroom Two

Fully fitted out by Hammonds as a dressing room with an extensive range of bespoke wardrobes and storage units. Vertical radiator, uPVC double glazed window to the front of the property, storage cupboard and carpet.

Bedroom Three

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

Bathroom

Fitted with a white suite comprising: Jacuzzi centre fill bath and panel with chrome mixer tap, shower rail 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, part tiled walls, chrome towel radiator, uPVC obscure double glazed window to the front elevation, extractor fan and gloss tile flooring with under floor heating.

Outside

There is allocated parking for two vehicles directly in front of the property.

Front & Side

With ornate railings and gateway, gravelled frontage, paved pathway leading to an open porch before the front door, lawn apron to the side and access to the rear garden via a paved pathway and wooden gate.

Rear

The landscaped, private and enclosed south west facing rear garden offers paved patio areas, an artificial lawn, gravelled borders, brick and timber fence panel boundaries, large timber shed, external hot & cold water and power connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

Services

Mains gas, water, electricity and drainage.

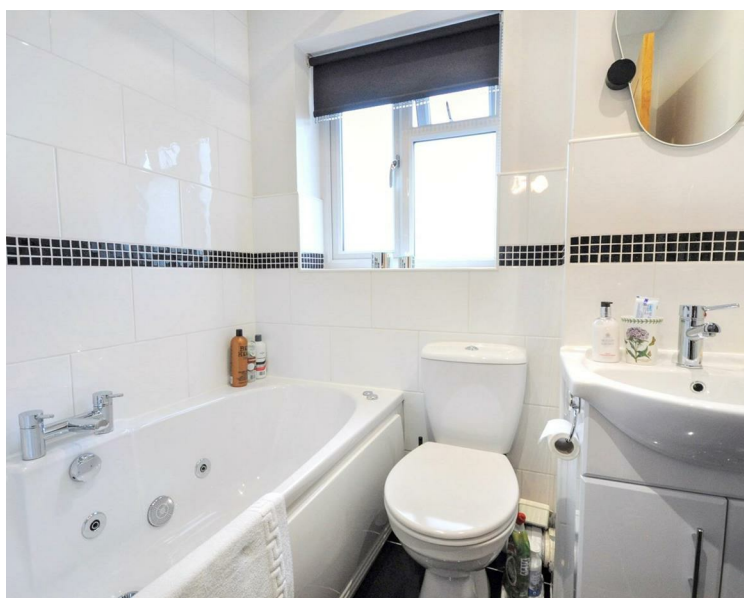
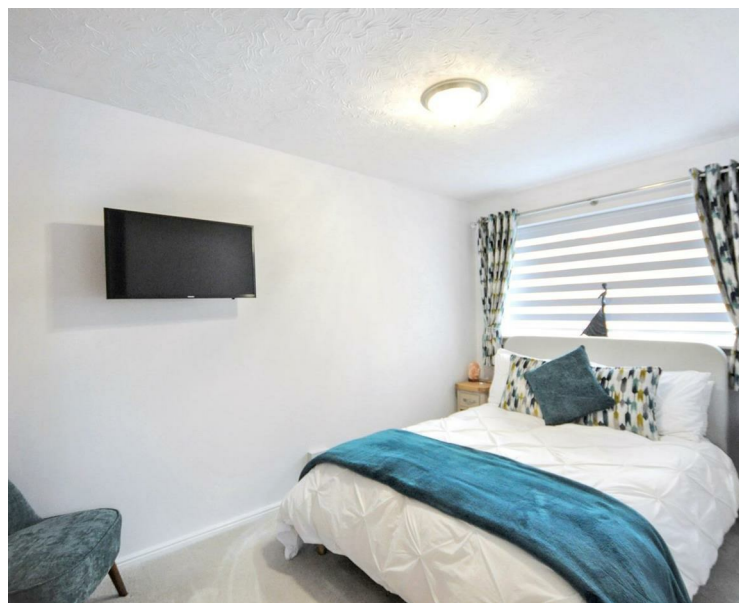
Gas combi central heating.

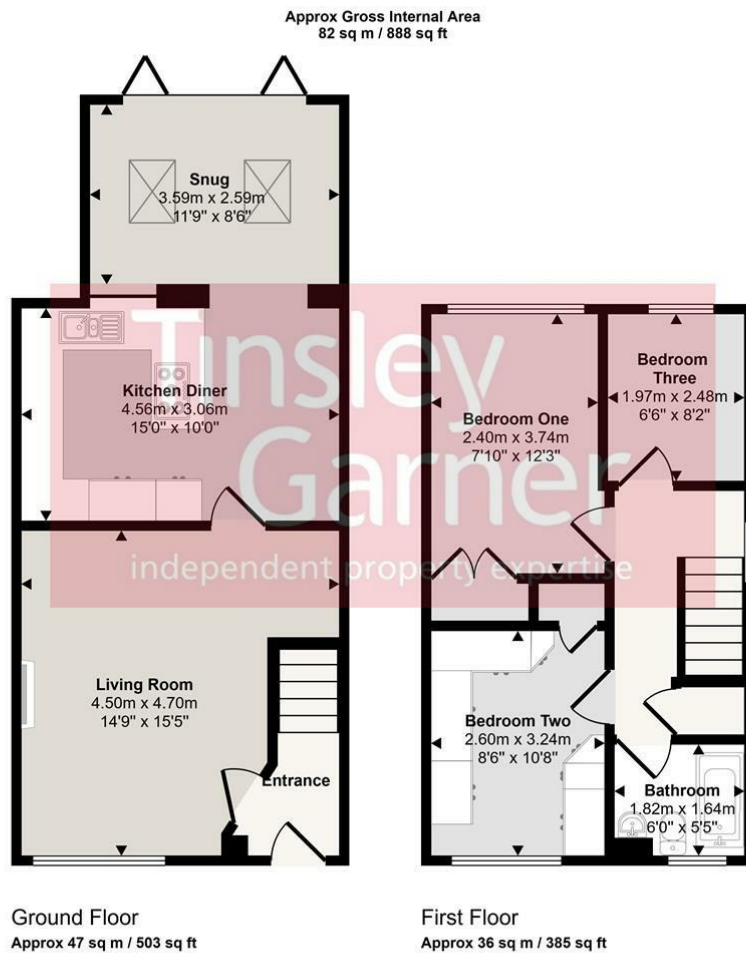
CCTV system.

2 Gbps broadband.

Viewings

Strictly by appointment via the agent.





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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
England & Wales		69	69
EU Directive 2002/91/EC			