



6, Hawthorne Close, Upper Tean, Stoke-On-Trent, ST10 4NL **Reduced To £356,950**

This good sized detached dwelling is located at the head of this quiet cul de sac and has been extended to provide spacious family accommodation with four bedrooms, three reception rooms and a recently installed fitted kitchen complete with integrated appliances. The property includes UPVc glazing and fascias, gas central heating via a combination gas boiler, cavity wall insulation and comprises Enclosed Porch, Hall with Store off, Lounge, Spacious Dining Room, Playroom/Study and Cloakroom with W.C. Stairs lead to the first floor with Four Good Sized Bedrooms and a Bathroom. Outside the garden areas are particular features being well stocked and well laid out with gated side access to both sides of the dwelling and includes a wide block paved driveway with access to the attached Garage, two greenhouses, garden store and water features. This property is well worth a visit.

ENCLOSED STORM PORCH

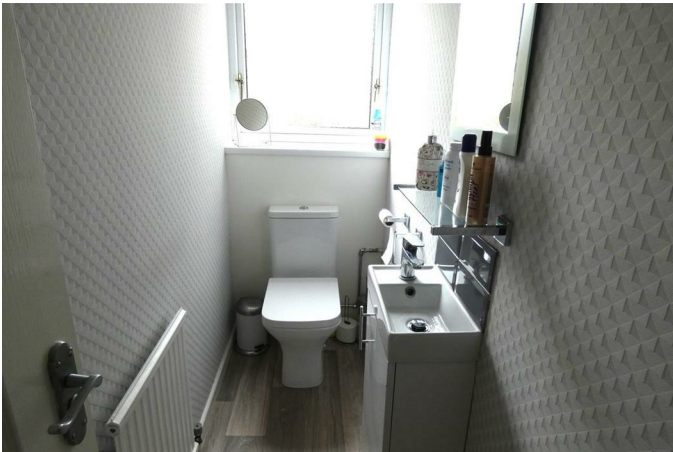
With UPVc external door, electric meter box, tiled floor and UPVc glazed door to:-

RECEPTION HALL



With laminate flooring, telephone point, radiator with shelf over, coving and access to below stairs storage.

CLOAKROOM 7'9" x 2'10" (2.36m x 0.86m)



With W.C, wash hand basin in vanity unit, radiator and cushion floor covering.

LOUNGE 15'5" x 12'5" (4.70m x 3.78m)



With two radiators, carpet, coving, television point and feature fireplace with coal effect gas fire. Double doors lead to:-

DINING ROOM 15'9" x 12'5" (4.80m x 3.78m)



With radiator, carpet, coving and sliding patio doors to the rear garden.

PLAYROOM/STUDY 16'9" x 7'11" (5.11m x 2.41m)



With carpet, radiator, coving and wall light points.

MODERN FITTED KITCHEN 14'3" x 9'3" (4.34m x 2.82m)



With inset sink unit, base units and drawers, wall cupboards, concealed lighting, tall modern radiator, built in fridge, freezer and washing machine, built in double oven, integrated dishwasher and induction hob with cooker hood over, UPVc external door, tiled floor, ceiling down lighting and concealed wall mounted combination gas boiler.

STAIRS



Lead to a spacious landing with turned spindles to hand rail, carpet and access via a pull down ladder to the loft storage area.

BEDROOM 1 12'7" x 12'6" (3.84m x 3.81m)



With carpet, radiator and television point.

BEDROOM 2 12'6" x 11'10" (3.81m x 3.61m)



With carpet and radiator.

BEDROOM 3 14'1" x 8'5" (4.29m x 2.57m)



With carpet, radiator and television point.

BEDROOM 4 8'7" (max) x 8' (2.62m (max) x 2.44m)



With carpet, radiator and built in wardrobes.

BATHROOM 7'11" x 6'9" (2.41m x 2.06m)



With laminate flooring, tiled walls, panelled ceiling with down lighting, heated towel rail, mains shower unit, folding shower screen and matching suite of corner bath, wash hand basin and W.C.

OUTSIDE



Is a wide block paved driveway which affords onsite parking and access to the attached brick Garage (16'9" x 8') with up and over door and rear door. The front garden areas are laid to lawn and shrubs. Gated access to both sides of the property lead to the feature good sized enclosed rear garden with paved patio area, water point, lawns, well stocked shrub borders, two greenhouses, garden store shed and fish pool.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band D

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Ms L Allbutt, The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755646.

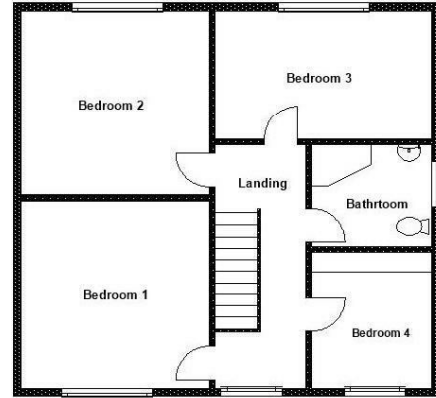
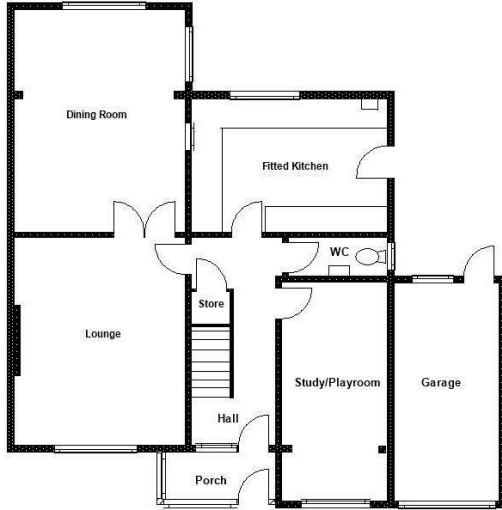
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

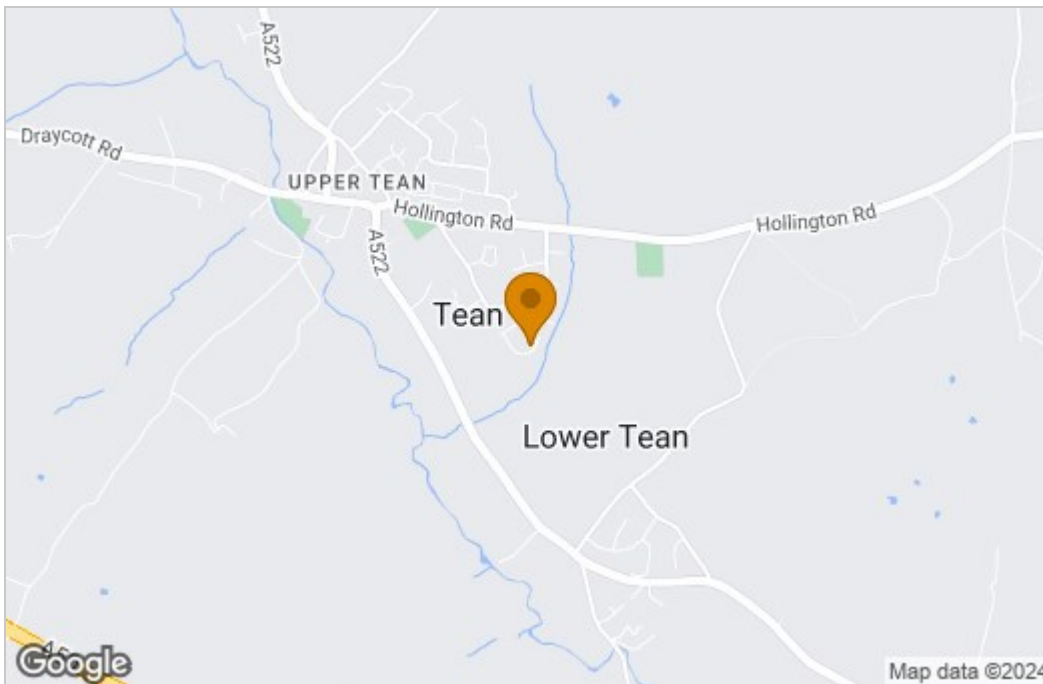
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

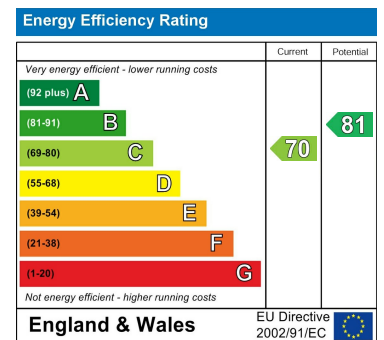
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

