



8, Dovedale Road, Kingsley, Stoke-On-Trent, ST10 2AD Offers Around £249,500

This traditional style bay fronted 1930's semi detached property is well located in this popular rural village and enjoys an open rear aspect. The property has been extended to provide good sized living space with three reception rooms and includes UPVC glazing, gas central heating via a combination gas boiler and cavity wall insulation. together with a long galley kitchen. The accommodation comprises Reception Hall with Store off, Lounge with multi fuel stove, Sitting Room with multi fuel stove and archway to the Dining Room with patio doors to the rear deck area and garden plus the Fitted Kitchen. Stairs lead to the first floor with Three Bedrooms and a Bathroom. Outside gated access leads to a large block paved driveway parking area with lawn and shrub borders. Gated side access leads to a wide block paved pathway to the rear garden with two timber workshops, deck area and lawn with shrub borders.

RECEPTION HALL



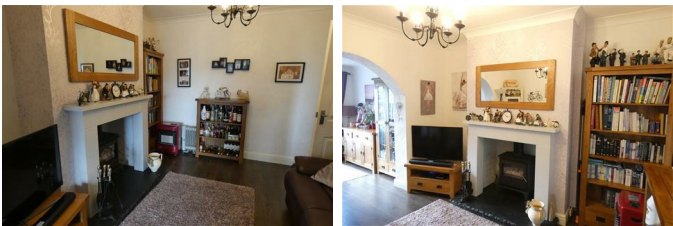
With composite external door, laminate floor, radiator, coving, below stairs store and UPVc side door.

LOUNGE 12'6" (into bay) x 11'1" (3.81m (into bay) x 3.38m)



With feature fireplace with tile hearth and multi fuel stove, television point, coving, radiator and carpet over wood block floor.

SITTING ROOM 11'6" x 11'1" (3.51m x 3.38m)



With laminate flooring, television point, coving and feature fireplace with multi fuel stove. An archway provides access to:-

DINING ROOM 9'1" x 8'9" (2.77m x 2.67m)



With laminate floor, radiator, coving and patio doors to rear deck area.

KITCHEN 13'4" x 6'7" (max) (4.06m x 2.01m (max))



With tiled floor, radiator, provision for washing machine, ceiling down lighting, built in electric oven and gas hob with cooker hood over, wall cupboards, base units and drawers, glazed cabinets, cupboard with electricity meter, ceramic sink unit and wall mounted combination gas boiler.

STAIRS



Lead to the first floor with carpet, coving and access via a pull down ladder to a part boarded loft storage area.

BEDROOM 1 11'7" x 11'2" (3.53m x 3.40m)



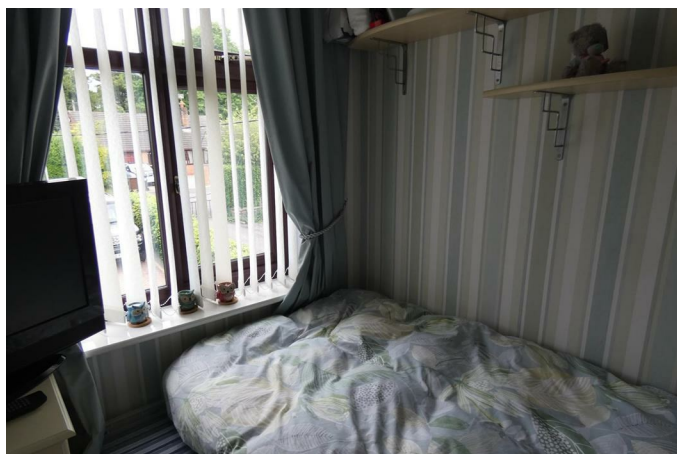
With laminate flooring, radiator and coving.

BEDROOM 2 12'6" (into bay) x 11'2" (3.81m (into bay) x 3.40m)



With laminate flooring, bay window, coving and television point.

BEDROOM 3 6'7" x 5'11" (2.01m x 1.80m)



With laminate flooring, radiator and coving.

BATHROOM 7' x 5'10" (2.13m x 1.78m)



With white suite of W.C, wash hand basin and shaped bath with shower screen and mains shower unit, part tiled walls, radiator, panelled ceiling and built in shelved storage cupboard.

OUTSIDE



Gated access leads to a large block paved driveway/parking area suitable for a number of cars, with additional lawn area and well stocked shrub borders. Side gated access leads to a wide block paved pathway to the attractive rear garden with two timber workshops/storerooms both with electric supply, water point, raised deck area, exterior lighting and lawn with well stocked shrub borders.

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 C

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 755761.

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. Internet is via a BT telephone connection.

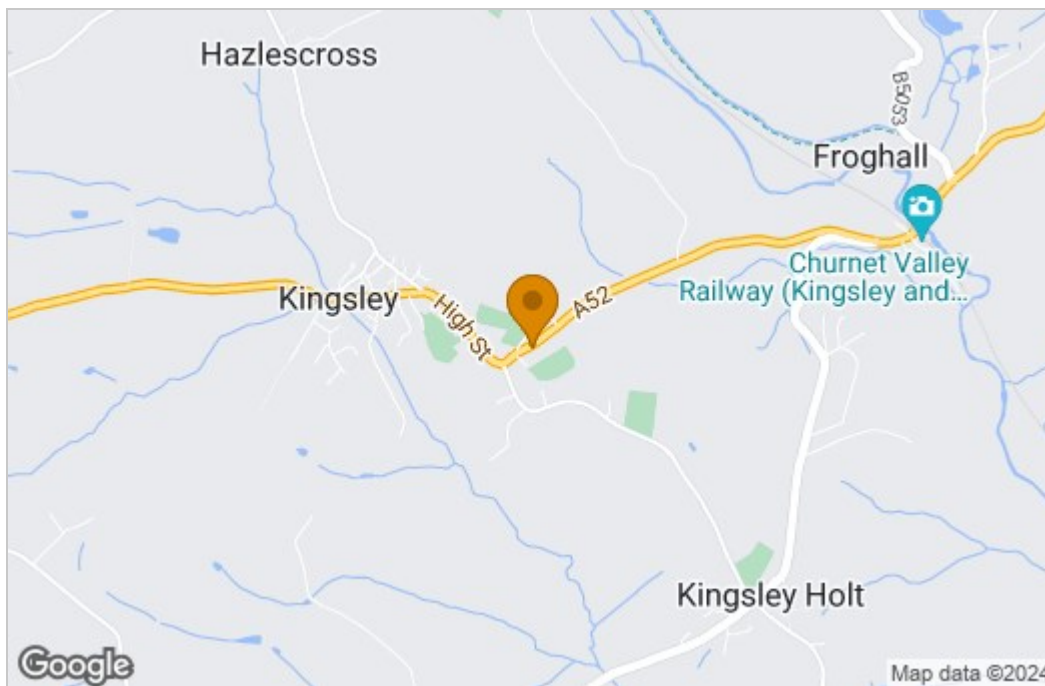
FINANCE

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.**

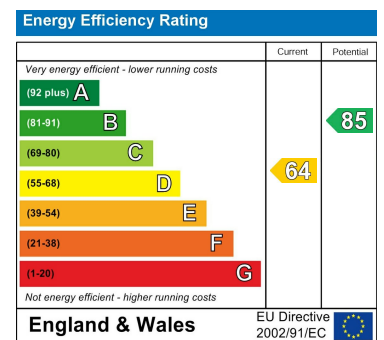
Floor Plan



Area Map



Energy Efficiency Graph



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