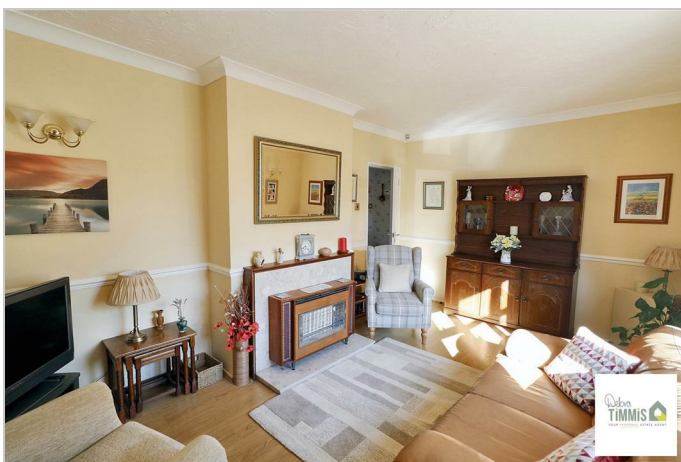


Rochford Way Bentilee Stoke-On-Trent ST2 0LD



Offers In The Region Of £140,000

Rochford Way, Bentilee, Stoke-On-Trent, ST2 0LD

Here is a property that's not to be missed! -
So be quick to make sure you're on our viewing list -
A lovely family home or an ideal investment for you -
With **THREE BEDROOMS** and **SPACIOUS LOUNGE** too -
There's a good sized gardens, off road parking at the front -
All in a popular location, perfect if you're on a property hunt -
All this is available with **NO UPWARD CHAIN** -
We're ready to show you around come sun or rain!

Located in popular area of Rochford Way in Bentilee, this spacious semi-detached house is a hidden gem waiting to be discovered. As you step into the property, you are greeted by a welcoming entrance hall that leads you to a cosy lounge, perfect for relaxing after a long day. The breakfast kitchen is ideal for whipping up delicious meals and enjoying them with loved ones. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The bathroom offers a tranquil space to unwind and rejuvenate. The property boasts well-maintained gardens, providing a lovely outdoor area for enjoying a morning coffee or hosting summer barbecues. This property is perfect for those seeking a peaceful yet convenient lifestyle. With no upward chain, the opportunity to make this house your home is within reach. Don't miss out on the chance to view this delightful property - book a viewing today and let the magic of Rochford Way captivate you.

Entrance Hall

Upvc door to the front aspect. Laminate flooring. Radiator. Access to the stairs to the first floor.

Lounge

16'2" x 10'4" (4.95 x 3.16)

Double glazed bow window to the front aspect. Feature fire place housing gas fire. Radiator. Laminate flooring.

Breakfast Kitchen

11'6" x 11'4" (3.52 x 3.47)

Well presented fitted kitchen with a range of wall mounted unit, worktops incorporating drawers and cupboards below. Integral fridge/freezer. Four ring gas hob and built-in oven. One and a half inset sink with single drainer and mixer tap. Part tiled splash backs. Two double glazed windows. Space for breakfast table.

Lobby

7'10" narrowing to 4'6" x 8'3" max (2.39 narrowing to 1.39 x 2.54 max)

Upvc door to the side aspect. Double glazed window. Laminate flooring. Worktop incorporating cupboard below.

Separate WC

4'5" x 2'9" (1.36 x 0.86)

With low level WC. Double glazed window. Laminate flooring.

First Floor

Landing

Loft access. Cupboard housing gas central heating boiler.

Bedroom One

13'9" x 8'4" (4.21 x 2.56)

Double glazed window. Radiator. Useful storage cupboard.



Bedroom Two

10'8" into robe x 10'5" (3.26 into robe x 3.18)

Double glazed window. Radiator.



Bedroom Three

8'7" max x 10'5" max (2.62 max x 3.18 max)

Double glazed window. Radiator.

Bathroom

7'5" max x 5'4" (2.28 max x 1.64)

White suite comprises, panelled bath, shower cubicle housing mains shower, vanity wash hand basin and low level WC. Tiled walls. Heated towel rail. Double glazed window. Radiator. Inset ceiling spot lights.

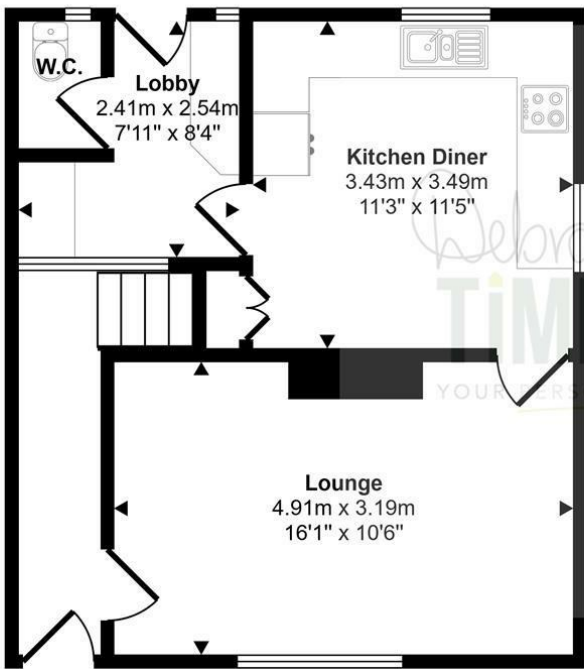


Externally

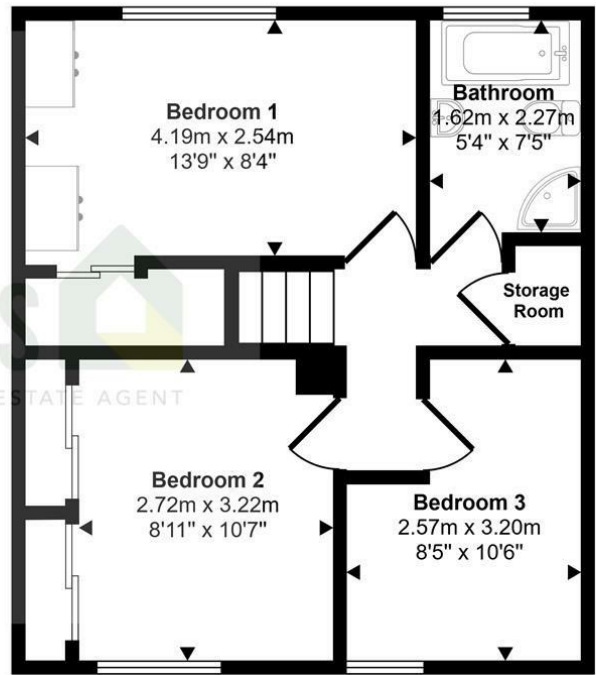
Low maintenance gardens to the front and rear elevations. Driveway providing off road parking. There is a garage at the rear however the width is narrow so only would be suitable for a smaller width vehicles only due to the access.



Approx Gross Internal Area
82 sq m / 878 sq ft

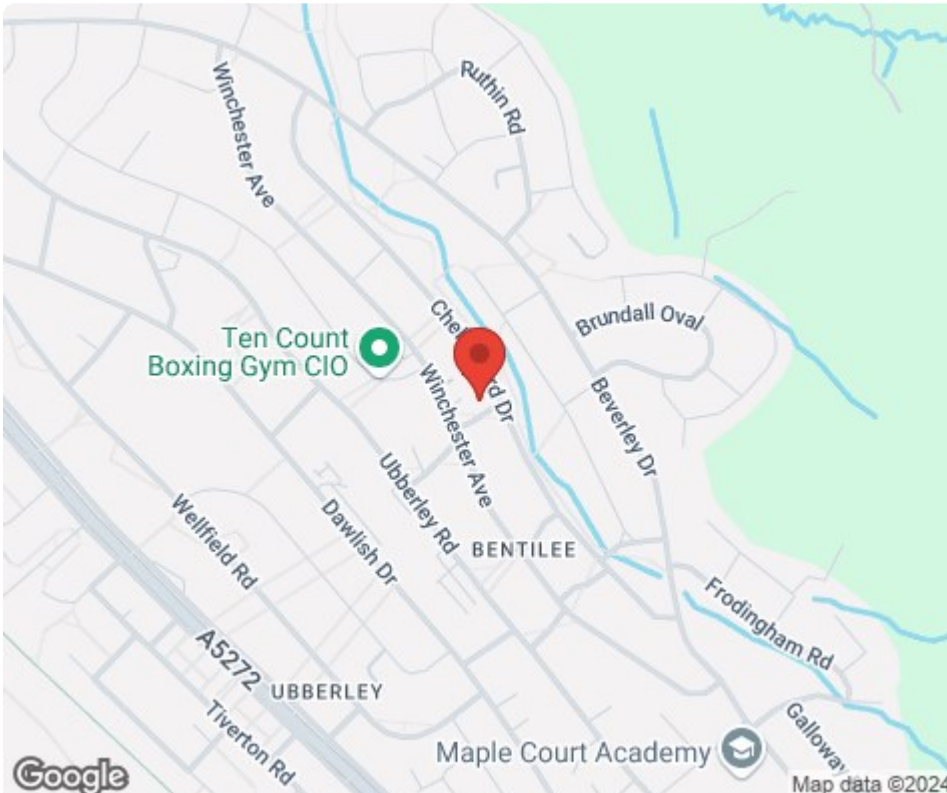


Ground Floor
Approx 40 sq m / 436 sq ft



First Floor
Approx 41 sq m / 442 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.



Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C	71		
(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	

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