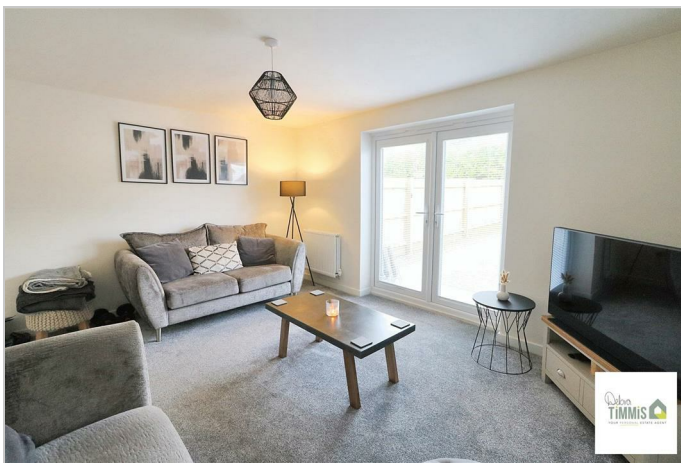


Spindle Close Fegg Hayes Stoke-On-Trent ST6 6UH



Offers In The Region Of £215,000

Spindle Close, Fegg Hayes, Stoke-On-Trent, ST6 6UH

Here is a property that's not to be missed! -
So be quick to make sure you're on our viewing list -

A beautiful home we have for you -

With Three bedrooms, lounge, dining area and kitchen/diner too -

There's a lawn garden at the rear, off road parking at the front -

All in a popular location, perfect if you're on a property hunt -

So if this sounds like the perfect house for you -

Call DEBRA TIMMIS and arrange to view!

Welcome to this stunning property located in the picturesque Spindle Close, situated in the newly developed Hollington Grange Estate, this property offers a perfect blend of modern living and comfort. As you step into the entrance hallway, you are greeted with a sense of space and style. The ground floor boasts a well-appointed lounge with French doors that open up to the rear garden, allowing natural light to flood the room. The separate WC adds convenience for guests, while the stylish fitted kitchen/diner is perfect for hosting family meals or entertaining friends. Upstairs, the property features a master bedroom complete with an en-suite shower room, providing a private sanctuary within your own home. Additionally, there are two more bedrooms and a family bathroom, offering ample space for a growing family or guests. With off-road parking available, you can say goodbye to the hassle of searching for a parking spot. The rear garden provides a tranquil outdoor space where you can relax and unwind after a long day.

This property is not just a house, it's a home where memories are waiting to be made. Don't miss the opportunity to make this beautiful property yours and experience the best of modern living in a charming setting.

Entrance Hall

With stairs off to the first floor. Radiator.

Breakfast Kitchen

12'0" x 11'6" (3.68 x 3.51)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. One and a half bowl stainless steel sink with single drainer, mixer tap. Cupboard housing gas central heating boiler. Space for appliances. Useful storage cupboard. Space for breakfast table.



Separate WC

4'10" x 3'1" (1.48 x 0.96)

Low level WC and wash hand basin. Radiator.

Lounge

14'7" x 11'8" (4.47 x 3.58)

Radiator. Double glazed French Doors with access into the rear garden.



First Floor

Landing

Radiator. Loft access.

Master Bedroom

11'11" max x 11'0" ,max (3.64 max x 3.37 ,max)

Double glazed window. Fitted wardrobe. Access to the en-suite shower room.



En-Suite Shower Room

5'8" to cubicle door x 4'10" max (1.74 to cubicle door x 1.48 max)

Modern suite comprising shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Double glazed window.



Bedroom Two

10'5" x 8'5" (3.20 x 2.57)

Double glazed window. Radiator.

Bedroom Three

7'3" x 5'10" (2.23 x 1.80)

Double glazed window. Radiator.

Bathroom

8'5" max x 5'4" (2.57 max x 1.65)

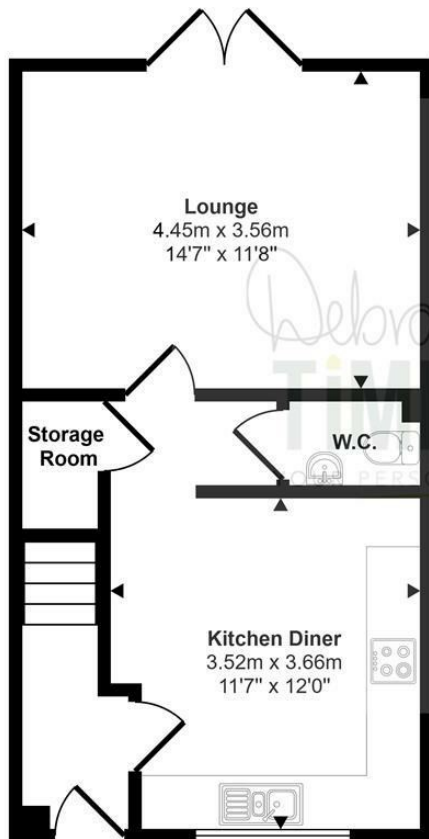
White suite comprising, panelled bath, pedestal wash hand basin and low level WC. Radiator.

Externally

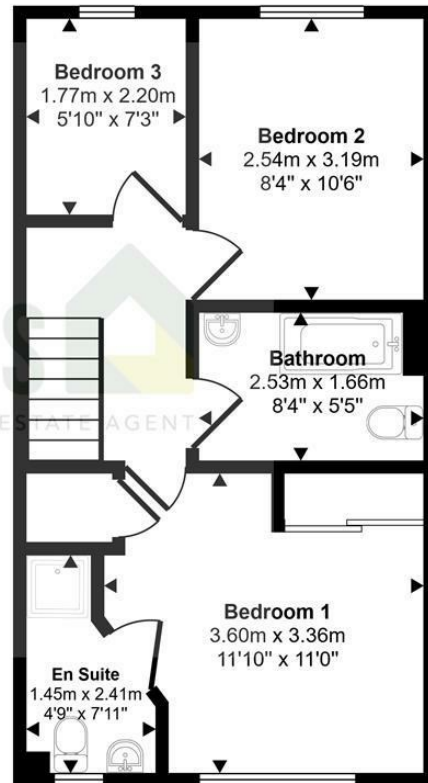
Off road parking to the front aspect. Enclosed rear garden with paved walkway and lawn garden. Pedestrian access.



Approx Gross Internal Area
76 sq m / 815 sq ft

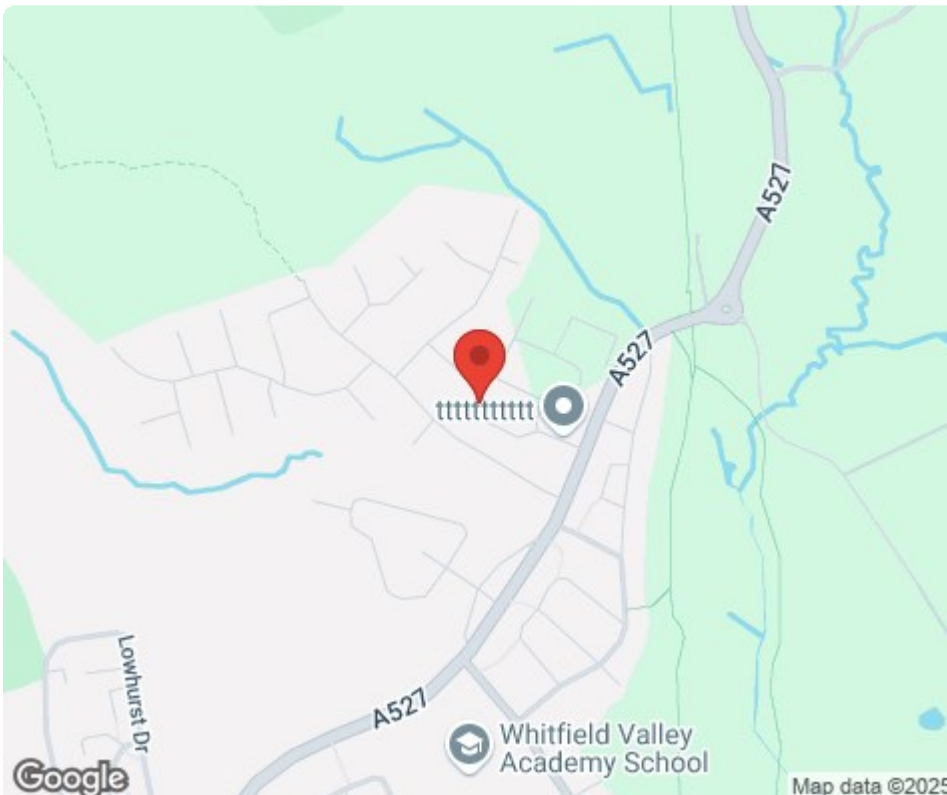


Ground Floor
Approx 38 sq m / 407 sq ft



First Floor
Approx 38 sq m / 408 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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.