

Wilson Road Hanford Stoke-On-Trent ST4 4QE



Offers In The Region Of £215,000

Wilson Road, Hanford, Stoke-On-Trent, ST4 4QE

Looking for a STUNNING property and modernised through-
then this TWO BED SEMI could be the one for you-

A beautiful home, so sweet and bright,
Where morning sun brings warmth and light.
In the summer house, where the breeze is sweet,
A wooden bar stands, where friends all meet.
Laughter rings out, glasses clink with cheer,
As sunset paints the sky, bringing night near.
With DELIGHTFUL gardens front and back, plenty of parking and garage too -
Do not delay, call us now to view!

Nestled in the popular area of Wilson Road, Hanford, this deceptively spacious and beautifully presented semi-detached house is a true gem. With two inviting reception rooms, this property offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining. Upon entering, you are greeted by the entrance porch that leads into a cosy lounge, seamlessly flowing into a dining area that provides access to a stylish kitchen. The kitchen is well-equipped, complemented by a convenient utility area and a modern bathroom, ensuring practicality for everyday living.

The first floor boasts two well-proportioned bedrooms, each designed with comfort in mind. The master bedroom features an en-suite shower room, providing a private sanctuary for your morning routine. The property benefits from double glazing and central heating, ensuring a cosy environment throughout the year. Outside, the delightful gardens are a standout feature, complete with a summer house that doubles as a bar, perfect for entertaining friends and family during the warmer months. Ample parking is available, along with a garage, adding to the convenience of this lovely home.

This property is situated in a popular location, making it an ideal choice for families and professionals alike. Viewing is highly recommended to fully appreciate the charm and space this home has to offer. Don't miss the opportunity to make this wonderful house your new home.

Entrance Porch

Welcomed by to composite door to the front aspect. Double glazed window. Additional double glazed door with access into the lounge.

Lounge

13'10" into alcove x 10'10" plus box window (4.23 into alcove x 3.31 plus box window)

Double glazed box window to the front aspect. Two radiators.

Dining Area

13'9" into alcove x 11'0" (4.20 into alcove x 3.36)

Two double glazed windows. Radiator. Inset ceiling spot lights. Useful storage cupboard.



Kitchen Area

13'8" x 9'11" narrowing to 6'11" (4.19 x 3.04 narrowing to 2.13)
Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob, extractor hood and built-in oven. Stainless steel inset sink with single drainer, mixer tap. Part tiled walls. Double glazed patio door.



Utility Area

Plumbing for automatic washing machine. Work surface with space above suitable for tumble dryer. Double glazed window. Cupboard housing gas central heating boiler.

Bathroom

7'6" x 4'9" (2.30 x 1.47)

White suite comprises, panelled bath with shower over, pedestal wash hand basin and low level WC. Two double glazed windows. Radiator. Tiled walls. Inset ceiling spot lights.

First Floor

Bedroom One

13'10" narrowing to 6'11" x 11'1" (4.22 narrowing to 2.11 x 3.40)
Double glazed window. Radiator. Access to the en-suite.

En-Suite Shower Room

5'8" x 3'7" (1.74 x 1.11)

Shower cubicle housing Mains shower, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail.

Bedroom Two

13'10" into alcove x 10'11" (4.22 into alcove x 3.34)
Two double glazed windows. Radiator,

garage. Gated access to a beautiful landscaped rear garden with patio/seating areas. Lawn garden with a variety of maturing trees and shrubs. Impressive summer house/bar.

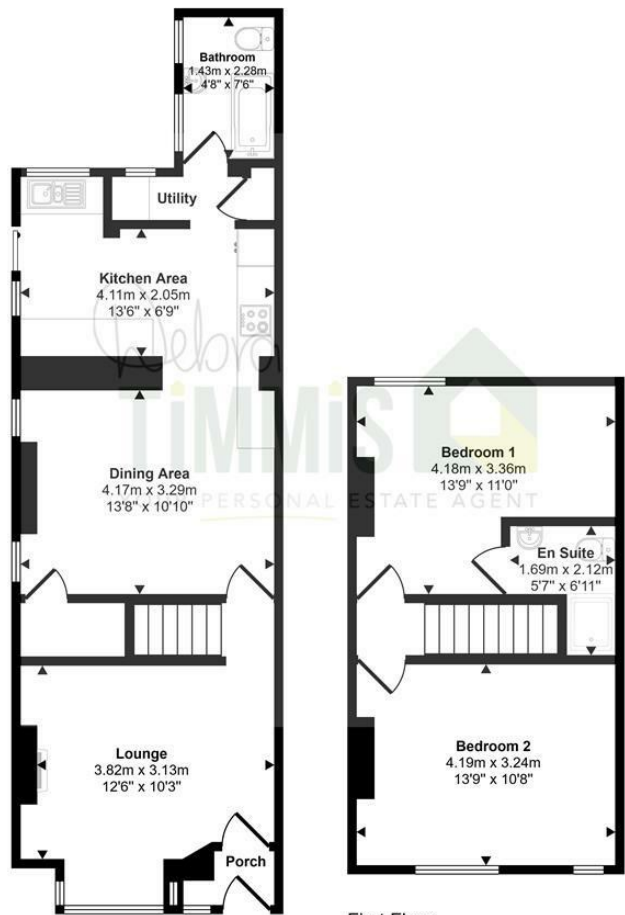


Externally

Well stocked frontage with access to the front door. Driveway providing ample off road parking with access to the single



Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft

First Floor
Approx 32 sq m / 350 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		
(81-91) B		78
(69-80) C		
(55-68) D	48	
(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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