

**£129,500**

**8 Windlass Grove, Hanley, ST1 3ST**



- BEAUTIFUL DUPLEX APARTMENT
- STYLISH FAMILY BATHROOM
- MODERN AND SPACIOUS
- LARGE OPEN-PLAN LIVING AREA
- ENSUITE SHOWER ROOM
- SINGLE GARAGE
- TWO DOUBLE BEDROOMS
- OVER 1st AND 2nd FLOORS
- INVESTOR OR 1st TIME BUYER!!!

**BEAUTIFUL DUPLEX APARTMENT** in quiet location, close to Hanley Town Centre. No upward chain. Two bedrooms, two bathrooms and fabulous open-plan lounge-dining-kitchen space. Dedicated garage and secure entrance to the apartment, which is positioned on the first and second floors of this modern development.

# Windlass Grove, Hanley

## ENTRANCE HALLWAY

8'2" x 12'11" (2.49m x 3.94m) max

Entrance into the apartment is via the secure ground floor intercom system, up to the first floor main entrance door to the apartment. This leads into the main hallway of this lovely duplex flat, with wood-effect flooring, painted walls, doors off to the bedrooms and bathroom accommodation, and stairs up to the main first floor accommodation.

## OPEN PLAN LIVING SPACE

22'11" x 19'2" (6.99m x 5.84m)

Spacious, bright and modern. This large open-plan space includes the lounge, dining and kitchen area - beautifully presented, with UPVC French Doors opening onto a Juliette balcony. Wood-effect flooring, painted walls, stylish kitchen fittings including electric oven and gas hob with extractor above, space for fridge-freezer, space and plumbing for washing machine. A really well-planned space that feels airy and bright, with windows on two elevations and bright, clean decor.

## KITCHEN AREA OF LIVING SPACE

11'4" x 8'2" (3.45m x 2.49m)

Comprising the range of fitted wall and base units, with an extended breakfast bar, which cleverly divides the room into this kitchen section, adjacent to the open-plan area where a dining table is nicely positioned.

## STORE ROOM

8'8" x 4'3" (2.64m x 1.30m)

Every home needs one! This large store-room houses the combi boiler, making it perfect as a drying room, with yet more space for storage of vacuum cleaner and other essential items that no-one wishes to be permanently on show!

## BEDROOM ONE

14'4" x 9'4" (4.37m x 2.84m)

A spacious and bright double bedroom, with fitted carpet, wall mounted radiator and UPVC French doors, opening on to the first floor Juliette balcony. Wonderful quiet position, despite being at the heart of the city! Doorway into the ensuite shower room.

## ENSUITE SHOWER ROOM

8'4" x 5'11" (2.54m x 1.80m)

Modern and spotless - shower cubicle, wash hand basin and wc. Useful store cupboard. Wall mounted radiator and UPVC double glazed window. Tile-effect flooring and fresh white decor.

## BEDROOM TWO

9'7" x 10'7" (2.92m x 3.23m)

A second double room that has the luxury of high-quality fitted wardrobes only recently installed. Plenty of remaining space for a double bed and additional furniture. Fitted carpet, light and bright decor, wall mounted radiator and UPVC double glazed window.

## FAMILY BATHROOM

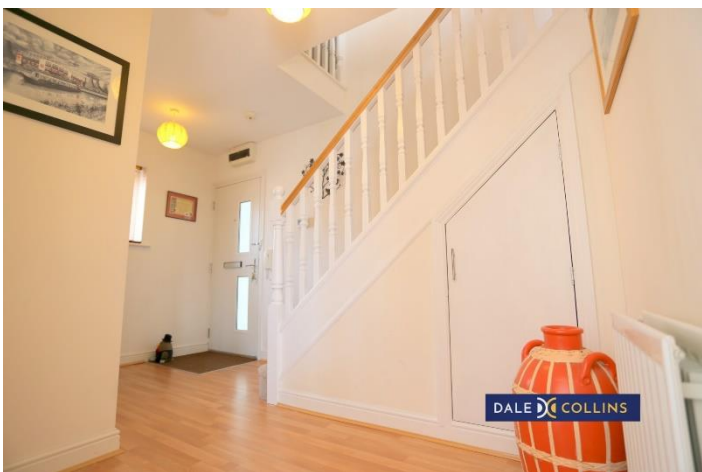
6'8" x 5'10" (2.03m x 1.78m)

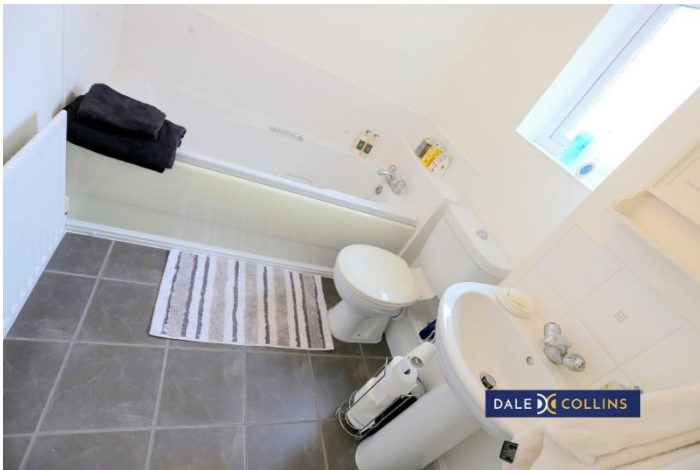
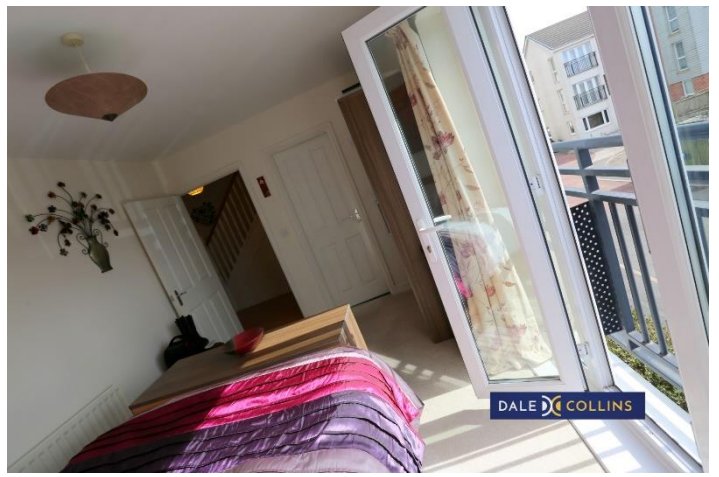
White and sparkling. The main bathroom has bath, wc and wash hand basin, with tiled splash-backs, tile-effect flooring, wall mounted radiator and UPVC double glazed window.

## SINGLE GARAGE

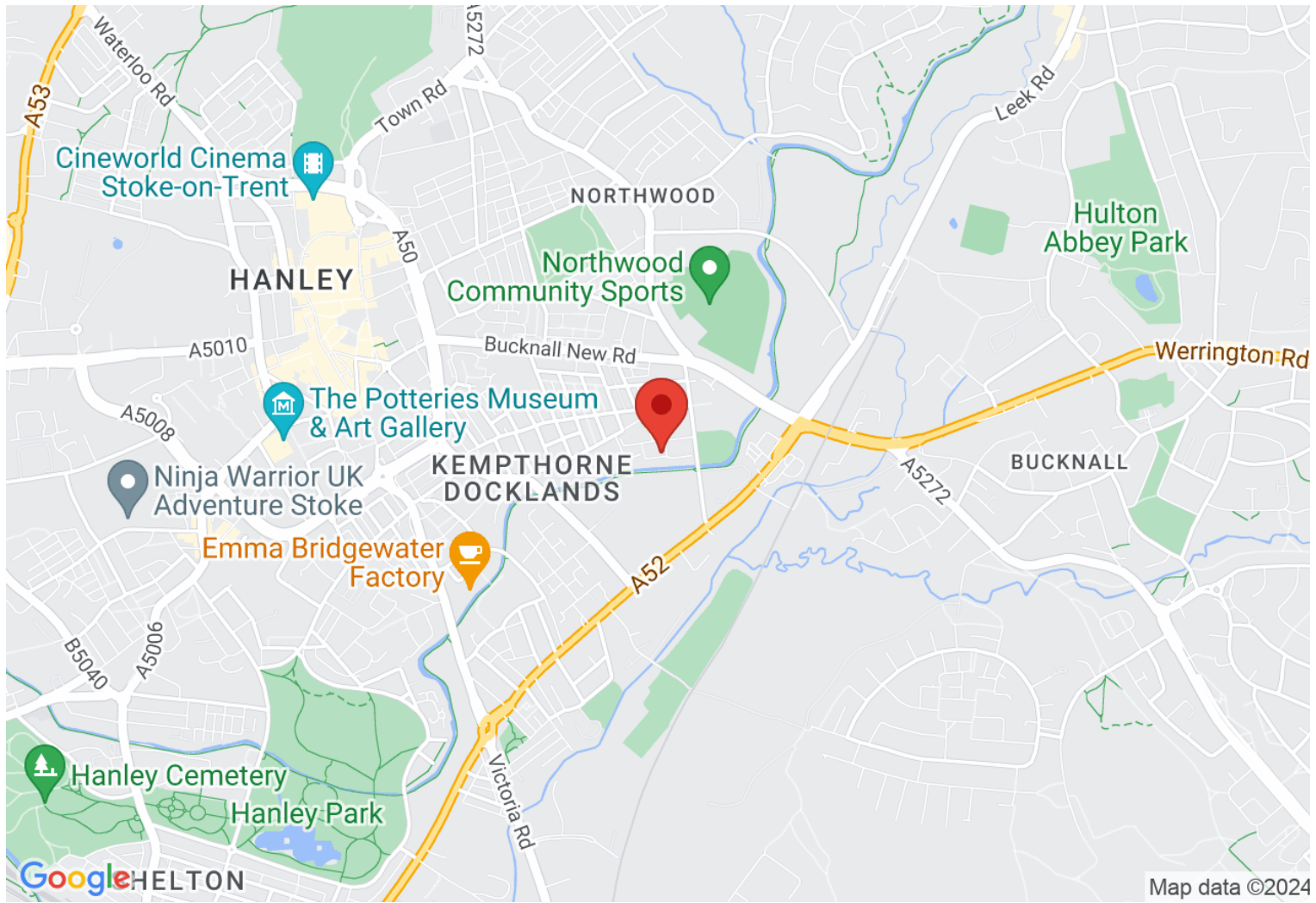
The property has a dedicated single garage within the demise of the property. Ideal for vehicle storage (of course!) but also for secure storage of bikes, etc. A real bonus with any inner-city location!







## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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