

**£142,500**

**314 Hall Hill Drive, Bentilee,**



- Traditional Town house
- Three bedrooms
- Fully renovated
- Gas central heating
- uPVC double glazing
- Ideal For First Time Buyers
- Would also suit investors
- No upward chain!
- Viewing essential!

**NEW TO THE MARKET!** A superb Town house that has gone through a complete programme of modernisation. The property is a perfect starter home for young couples or families and has a lot to offer. Accommodation comprises: Hallway, lounge, kitchen, three bedrooms and bathroom/WC. Benefits from gas central heating and uPVC double glazing. No upward chain! Viewing highly recommended!

# 314 Hall Hill Drive, Bentilee

## HALLWAY

uPVC door, laminate flooring, central heating radiator.

## LOUNGE

15'1" x 12'5" (4.60m x 3.78m)

Fitted carpet, central heating radiator, uPVC double glazing, fireplace with electric fire, under stairs store.

## KITCHEN

9'1" x 15'8" max (2.77m x 4.78m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring electric hob, electric cooker and extractor. Central heating radiator, laminate flooring, uPVC double glazing.

## FIRST FLOOR

## LANDING

Fitted carpet, access to loft.

## BEDROOM ONE

13'0" x 13'0" max (3.96m x 3.96m)

Fitted carpet, central heating radiator, uPVC double glazing.

## BEDROOM TWO

11'6" max x 8'0" (3.51m x 2.44m)

Fitted carpet, central heating radiator, uPVC double glazing.

## BEDROOM THREE

7'10" x 8'1" (2.39m x 2.46m)

Fitted carpet, central heating radiator, uPVC double glazing.

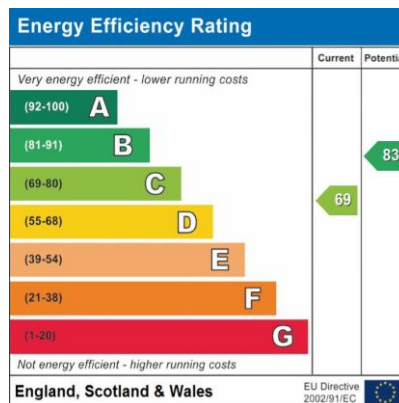
## BATHROOM/WC

7'6" x 5'5" (2.29m x 1.65m)

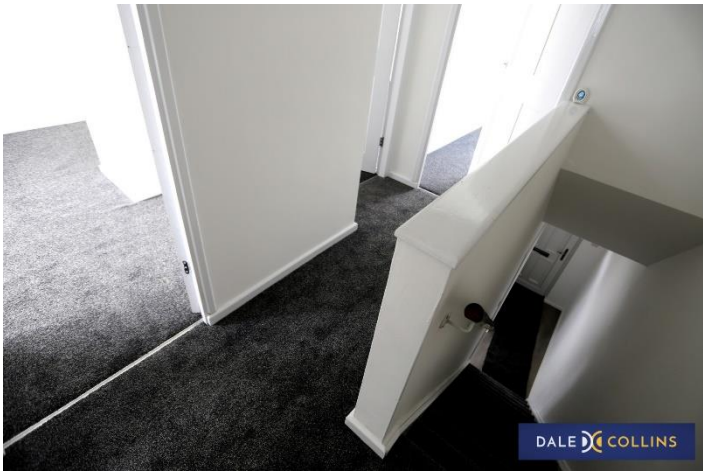
Panelled bath with shower over and screen, vanity wash hand basin, low level WC, uPVC double glazing, central heating towel radiator, laminate flooring.

## EXTERNALLY

Garden to the front. Low maintenance garden to the rear featuring, paved patio, gravelled areas and store housing gas central heating boiler.







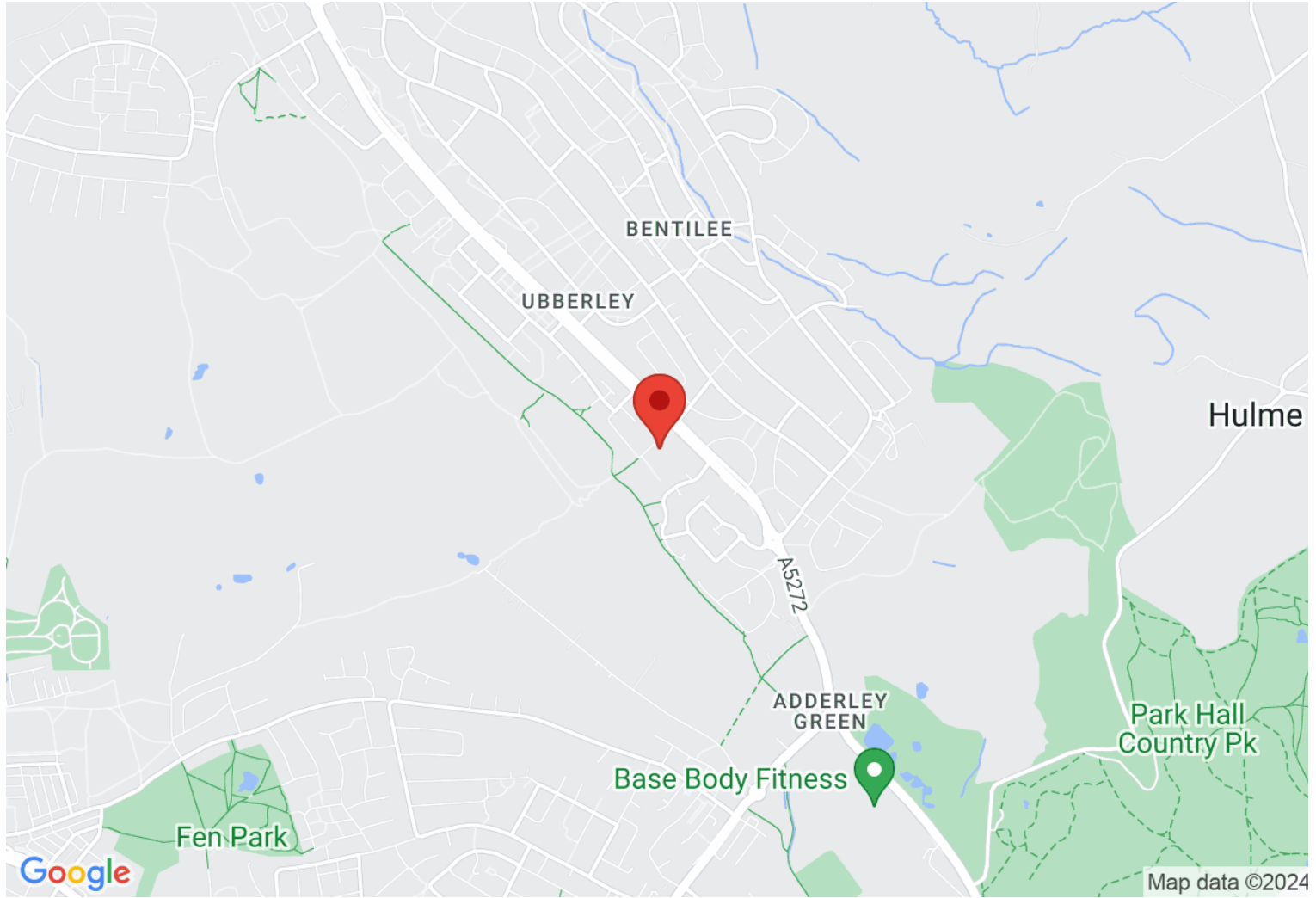








**Location: ST2 0AL**



**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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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.