

FOR SALE



Mabel Smith Walk, Stoke-on-Trent

4 Bedrooms, 2 Bathroom, Detached House

Asking Price Of £285,000





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4 Bedrooms, 2 Bathroom

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- Detached Family House
- Four Bedrooms
- Master with En-Suite
- Ground Floor Cloakroom
- Gas Central Heating

HALL 13' 4" x 6' 7" (4.06m x 2.01m) Upvc double glazed door to the front elevation, central heating radiator, under stairs storage, carpet to floor

Downstairs Cloakroom; LLWC, hand wash basin

STUDY 9' 9" x 7' 0" (2.97m x 2.13m) Upvc double glazed to the front elevation, central heating radiator, carpet to floor

KITCHEN/DINER 26' 1" x 9' 5" (7.95m x 2.87m) Upvc double glazed bi fold doors to the rear elevation, range of wall and base units with worktops over, stainless steel 1 and 1/2 bowl sink, built in double oven and hob, stainless steel extractor fan, central heating radiator, part tiled walls, tiled flooring



LOUNGE 13' 4" x 12' 10" (4.06m x 3.91m) Upvc double glazed window, wood glass panelled doors into kitchen/diner, central heating radiator, carpet to floor

STAIRS AND LANDING Loft access, central heating radiator, carpet to floor

BEDROOM 12' 10" x 12' 5" (3.91m x 3.78m) Upvc double glazed window to the front elevation, built in double wardrobe, central heating radiator, ens uite shower room, carpet to floor



BATHROOM 6' 7" x 6' 3" (2.01m x 1.91m) Upvc double glazed frosted window to the rear elevation, 3 piece including shower, central heating radiator, tiled flooring

REAR GARDEN Paved patio area, lawn area, enclosed by fence, gated for rear access, single garage with up and over door


BEDROOM 10' 10" x 9' 0" (3.3m x 2.74m) Upvc double glazed window to the rear elevation, built in wardrobe unit, central heating radiator, carpet to floor

BEDROOM 12' 5" x 9' 3" (3.78m x 2.82m) Upvc double glazed window to the front elevation, built in wardrobe unit, central heating radiator, carpet to floor

BEDROOM 10' 10" x 6' 7" (3.3m x 2.01m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor



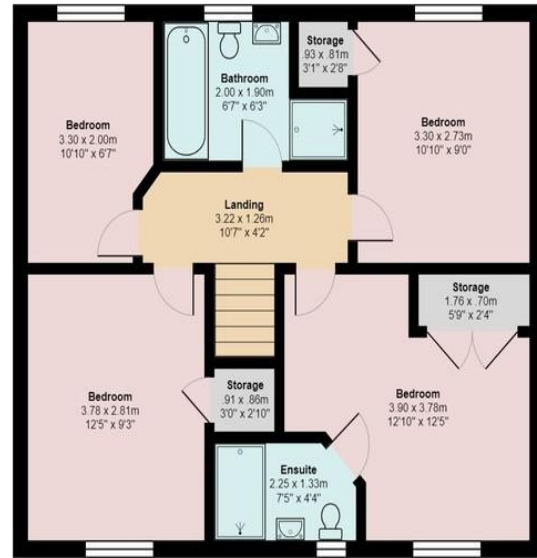


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	





Ground Floor



First Floor

All measurements are approximate and for display purposes only

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