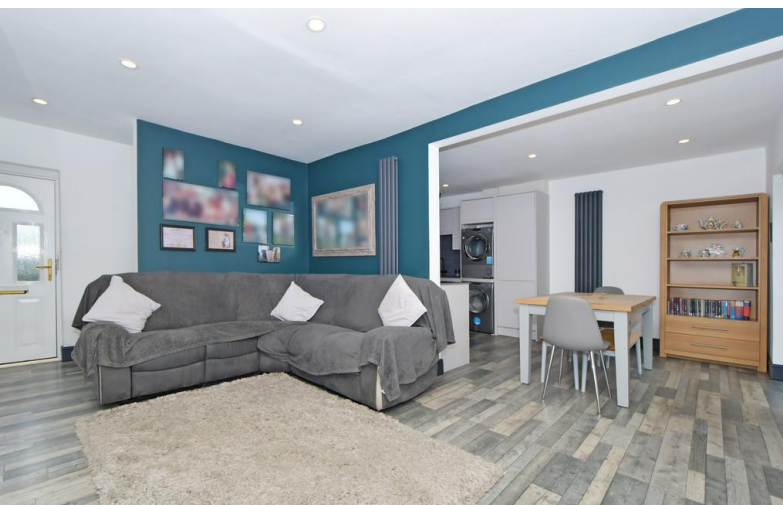


FOR SALE



Ubberley Road , Bentilee , Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £160,000



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3 Bedrooms, 1 Bathroom

Offers In Excess Of £160,000

- Modern open-plan living space
- Bright reception with garden access
- Stylish media wall in lounge
- Contemporary kitchen with pantries
- Off road parking

OVERVIEW Welcome to this immaculate three-bedroom semi-detached house, proudly offered for sale in a popular residential estate. This beautiful home has been lovingly reconfigured and redesigned by the current owners to create a modern, open-plan living space that is perfect for family life, entertaining guests, or unwinding at the end of a busy day.

Step inside and you'll be greeted by a bright, airy reception room, which seamlessly connects to the outdoors with access to the garden. Picture yourself relaxing here with a good book or hosting a movie night with friends, thanks to the stylish media wall and delightful garden views. The open-plan design flows effortlessly into the contemporary kitchen, complete with built-in pantries and a dedicated dining space-ideal for cosy family meals or entertaining guests.

Upstairs, you'll find three double bedrooms, offering plenty of room for everyone to have their own private sanctuary. The immaculate interior ensures that you can simply move straight in and start enjoying your new home from day one.

Adding to the appeal, this property benefits from off-road parking and a private garden-perfect for summer barbecues, children's play, or a spot of gardening.

The location is ideal, with excellent public transport links, nearby schools, and a variety of local amenities all within easy reach. Perfect for first-time buyers, investors, or families looking for a welcoming and stylish home in a fantastic area. Early viewing is highly recommended-don't miss your chance to make this wonderful property yours!

LOUNGE/DINER/KITCHEN 22' 0" x 17' 11" (6.72m x 5.48m) A light and spacious living space with a modern and contemporary design. The lounge boasts an





impressive media wall with inset living flame gas fire, wood effect laminate flooring, UPVC French doors opening onto the rear garden, stairs to first floor, vertical radiator.

The kitchen is fitted with a range of modern and stylish wall and base units with complementary work surface over which incorporates a sink unit and drainer, integrated double oven & hob and dishwasher, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, corner pantry cupboard, dedicated dining space, UPVC French doors opening onto the rear garden, vertical radiator.

LANDING 7' 3" x 6' 3" (2.21m x 1.91m) Double glazed window to the front elevation.

BEDROOM 13' 1" x 11' 5" (4.00m x 3.48m) Having fitted wardrobes, double glazed window to the rear elevation, wood effect laminate flooring, radiator.

BEDROOM 10' 4" x 8' 2" (3.16m x 2.51m) Having fitted

wardrobes, double glazed window to the rear elevation, radiator.

BEDROOM 9' 6" x 8' 5" (2.92m x 2.59m) Having fitted wardrobes, double glazed window to the front elevation, radiator.

BATHROOM 7' 8" x 5' 6" (2.34m x 1.70m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window, radiator.

EXTERNAL The property is accessed via a paved driveway with adjacent turfed garden. A side access gate leads round to an enclosed garden which enjoys a good degree of privacy and comprises paved patio and raised turfed garden.





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All measurements are approximate and for display purposes only

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