



 **2**
Bedrooms

 **2**
Bathrooms

 **1**
Reception

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- PERFECTLY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN with integrated appliances
- CONVENIENT DOWNSTAIRS WC
- SPACIOUS LOUNGE with patio doors opening onto the garden
- TWO EXCELLENT SIZED BEDROOMS
- MASTER BEDROOM with recently renovated ensuite
- SLEEK FAMILY BATHROOM
- LOW MAINTENANCE, ENCLOSED GARDEN with storage shed
- FULLY EQUIPPED OUTSIDE BAR



Fall in love with your dream home...with Valentines Day just around the corner, could this be the one you have been searching for? Nestled on the lovely Brierfield Way, Hanley, this beautifully presented two-bedroom semi-detached home has been lovingly upgraded with no expense spared - and is ready to steal your heart! Step inside to find a welcoming entrance hall with stylish laminate flooring, that leads to a modern downstairs WC. The stunning kitchen is a real highlight, complete with an integrated fridge/freezer, sleek cabinetry and space for both a washing machine and dryer. Designed with both practicality and elegance in mind, its the perfect space to cook up something special. The spacious lounge is a dream for relaxing or entertaining, complete with patio doors opening onto the fabulous garden, great for summer evenings. Upstairs, youll find two generous sized bedrooms, with the master boasting a built in storage cupboard and a newly renovated en-suite. A sleek family bathroom completes the upper floor. And the magic doesnt stop there! Outside, youll discover a fantastic low-maintenance garden, featuring a patio, astroturf lawn, a pergola seating area with decking and a handy storage shed. But the real showstopper? Your VERY OWN OUTSIDE BAR - fully equipped with electricity and drink dispensers, perfect for entertaining all year round! Plus, theres a driveway for two vehicles. This home truly is something special - a place where you can fall in love and make memories. Could this be your perfect match? Contact Samuel Makepeace Bespoke Estate Agents Today!

ROOM DETAILS

Entrance Hall - Single double glazed composite door, radiator and laminate wood flooring.

WC - Double glazed window, vinyl flooring and radiator. Low level WC, hand wash basin and extractor fan.

Kitchen - Double glazed window and vinyl flooring. A range of fitted wall and base cupboards, work surfaces and tiled splashback. Sink and drainer, integrated cooker, gas hob, cooker hood and integrated fridge/freezer. Space for washing machine and tumble dryer.

Lounge - Double glazed window, double glazed patio doors, radiator and laminate wood flooring.

Landing - Loft access

Bedroom One - Double glazed window, radiator and storage cupboard.

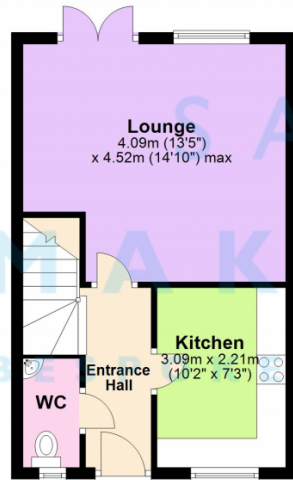
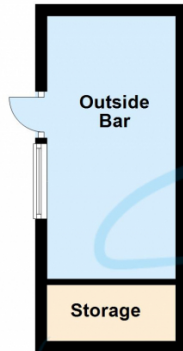
Ensuite - Double glazed window and tiled flooring. Low level WC, hand wash basin with vanity, shower cubicle and extractor fan.

Bedroom Two - Double glazed window and radiator.

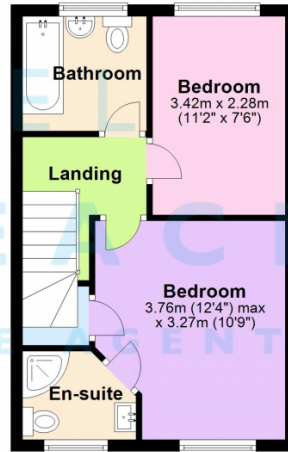
Bathroom - Double glazed window, vinyl flooring and part tiled walls. Low level WC, hand wash basin, bath tub, radiator and extractor fan.



Ground Floor
Approx. 45.3 sq. metres (487.2 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



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