




 **3**  
Bedrooms

 **1**  
Bathroom

 **1**  
Reception

SAMUEL  
**MAKEPEACE**  
BESPOKE ESTATE AGENTS





- **SOLD WITH NO UPWARD CHAIN**
- **STUNNING KITCHEN/DINER** with integrated appliances
- **SPACIOUS LOUNGE** with patio doors and sleek tiled flooring
- **INVITING ENTRANCE HALL** and **CONVENIENT DOWNSTAIRS WC**
- **THREE EXCELLENT BEDROOMS** with the master boasting a built in storage cupboard
- **MODERN FAMILY BATHROOM** with bath and overhead shower
- **LOW MAINTENANCE REAR GARDEN** with patio area and lawn
- **DRIVEWAY FOR TWO VEHICLES**
- **PERFECTLY PRESENTED THROUGHOUT**





Fall in love with your dream home...February is the month of love, and if you've been searching for the one, then it has just arrived! This stunning, show home-worthy three bedroom detached home on the highly sought after Wellington Road, Hanley, is love at first sight. No chain, no hassle - just pure elegance, ready for you to move straight in! As you step through the front door, you're welcomed into a bright and stylish hallway, setting the tone for the elegance that flows throughout this home. The entrance is both practical and inviting, leading you to a convenient downstairs WC, ideal for guests and busy family life. The kitchen/diner is simply breathtaking. Designed to impress, it boasts high-quality integrated appliances, including a fridge/freezer, washing machine and dishwasher, ensuring a seamless blend of style and practicality. With enough space for a dining table, it is the perfect spot to enjoy family meals or to entertain guests. The stunning lounge is the perfect place to relax and unwind. Featuring stylish panelling, a useful under-stairs cupboard and patio doors, allowing seamless connection between indoor and outdoor living, it truly is the lounge of dreams! Heading upstairs, you'll find three fantastic bedrooms, each beautifully presented with stylish decor. The master bedroom benefits from a built in storage cupboard, adding convenience without compromising on space. The modern family bathroom is the epitome of contemporary living, featuring a sleek bath with overhead shower. Stepping outside, the low maintenance rear garden provides the ideal setting as an extension of your living space to enjoy in the summer. To the front of the property, a private driveway offers parking for two vehicles, ensuring convenience the moment you arrive home. Don't miss your chance to fall in love, Contact Samuel Makepeace Estate Agents Today!

#### ROOM DETAILS

Entrance Hall - Double glazed door, radiator and tiled flooring.

Downstairs WC - Double glazed window, radiator and tiled flooring. Low level WC and hand wash basin.

Kitchen/Diner - Double glazed window, radiator and tiled flooring. Fitted wall and base cupboards, work surfaces and splashback. Sink and drainer, integrated cooker, gas hob, cooker hood, fridge/freezer, washing machine and dishwasher.

Lounge - Double glazed patio doors, tiled flooring, radiator and under stairs cupboard.

Landing - Loft access and radiator.

Bedroom One - Two double glazed windows, radiator and storage cupboard.

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window and radiator.

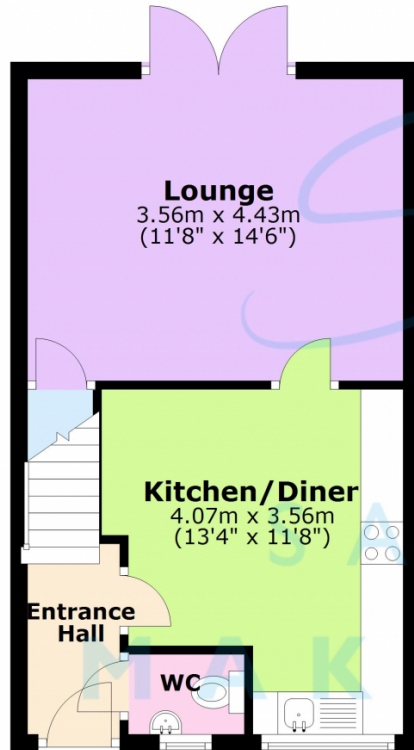
Bathroom - Double glazed window, tiled flooring and part tiled walls. Low level WC, hand wash basin and bath with overhead shower. Radiator and extractor fan.



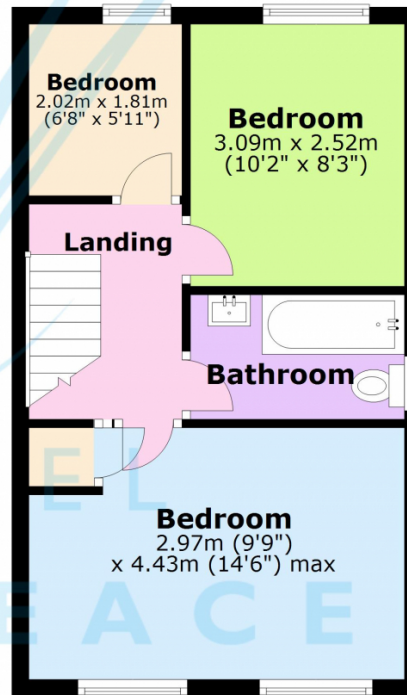




### Ground Floor



### First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Wellington Road, Hanley, Stoke-on-Trent

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