



3

Bedrooms



2

Bathrooms



1

Reception

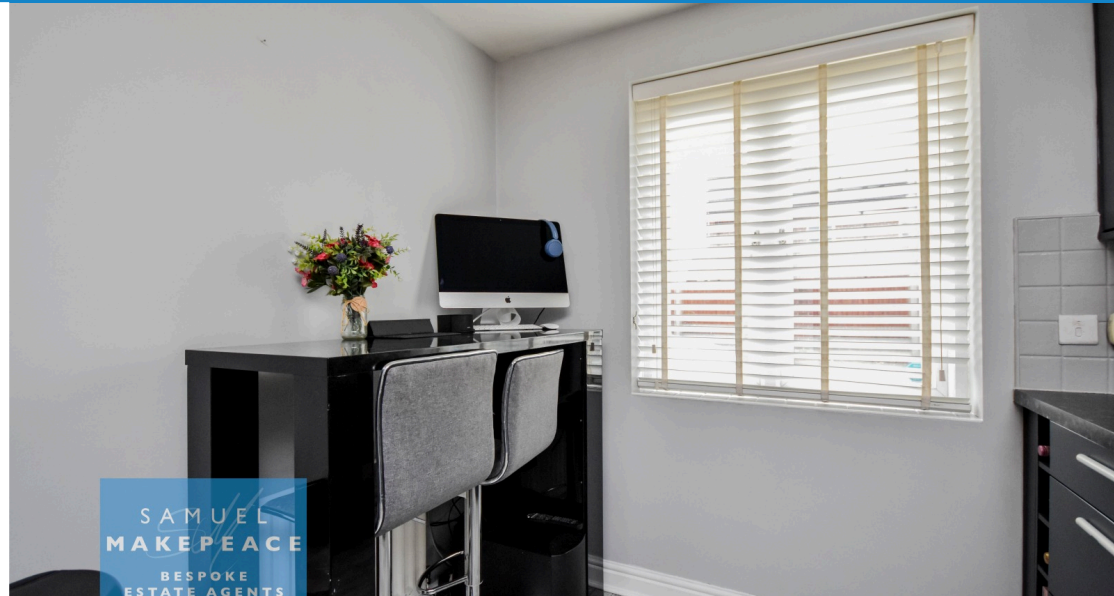
SAMUEL  
MAKEPEACE  
BESPOKE  
ESTATE AGENTS





- **LOCATED IN POPULAR ESTATE**
- **WELL PRESENTED THROUGHOUT with MODERN FINISHES**
- **LARGE OPEN LOUNGE with PATIO DOORS LEADING TO THE DECKING SEATING AREA**
- **GREY CONTEMPORARY KITCHEN with AMPLE STORAGE SPACE**
- **THREE GREAT SIZED BEDROOMS**
- **MAIN BEDROOM with DOUBLE SHOWER ENSUITE**
- **TWO ALLOCATED PARKING SPACES**
- **STUNNING LOW MAINTENANCE GARDEN with REAR ACCESS**
- **CCTV CAMERAS ON FRONT & BACK**





We have the key and you have the dream... introducing this stunning THREE BEDROOM SEMI DETACHED House on POUNDLOCK Avenue – Your Dream Home Awaits! Nestled on the sought-after development, this beautifully presented three-bedroom home offers the perfect blend of comfort, style, and practicality. Ideal for first-time buyers, downsizers, or anyone in between, this property is ready for you to make it your own. Step into a spacious wide entrance hall that sets the tone for the rest of the home. With ample storage, it's the perfect place to keep your shoes and bags organized. This generously sized kitchen is fully equipped with modern appliances and plenty of counter space, making it a joy for cooking enthusiasts and casual chefs alike. Relax in the spacious lounge, featuring patio doors that open directly onto your private garden. This seamless indoor-outdoor flow is perfect for entertaining or simply enjoying a peaceful moment with a book. Convenient Ground Floor WC is a practical addition, ensuring comfort for you and your guests. Upstairs two double bedrooms and further single, all bedrooms are generously proportioned, making it easy to keep your space tidy and organized. These cozy retreats are perfect for restful nights. The main bedroom also boasts a shower ensuite and fitted wardrobes. The modern bathroom offers a serene space to unwind after a long day, featuring sleek finishes and ample light. Externally enjoy the convenience of your own driveway, providing easy off-street parking. The rear garden is designed for easy upkeep, allowing you to spend more time enjoying your outdoor space and less time on chores. Ideal for summer barbecues or simply soaking up the sun! With its fantastic layout, modern amenities, and prime location, this home won't last long on the market. Don't miss your chance to make it yours—schedule a viewing today, contact Samuel Makepeace Bespoke Estate Agents

#### ROOM DETAILS

Entrance Hall - Double glazed door, laminate flooring, cupboard and radiator.

Living Room/ Dining Room - Double glazed windows, double glazed patio door. Laminate flooring and radiator.

Kitchen - Double glazed window. Fitted wall and base units with work surfaces and tiled splashback. Sink, drainer and half bowl, built cooker, electric hob and cooker hood. Appliance space includes: washing machine, dishwasher and fridge/freezer. Laminate flooring and radiator.

Landing - Cupboard.

Bedroom One - Double glazed window fitted wardrobes and radiator.

Ensuite - Double glazed window. LLWC, hand wash basin and shower cubicle. Extractor fan and radiator.

Bedroom Two - Double glazed window and radiator

Bedroom Three - Double glazed window and radiator.

Bathroom - Double glazed window. LLWC, hand wash basin and bath with shower head. Extractor fan and radiator.

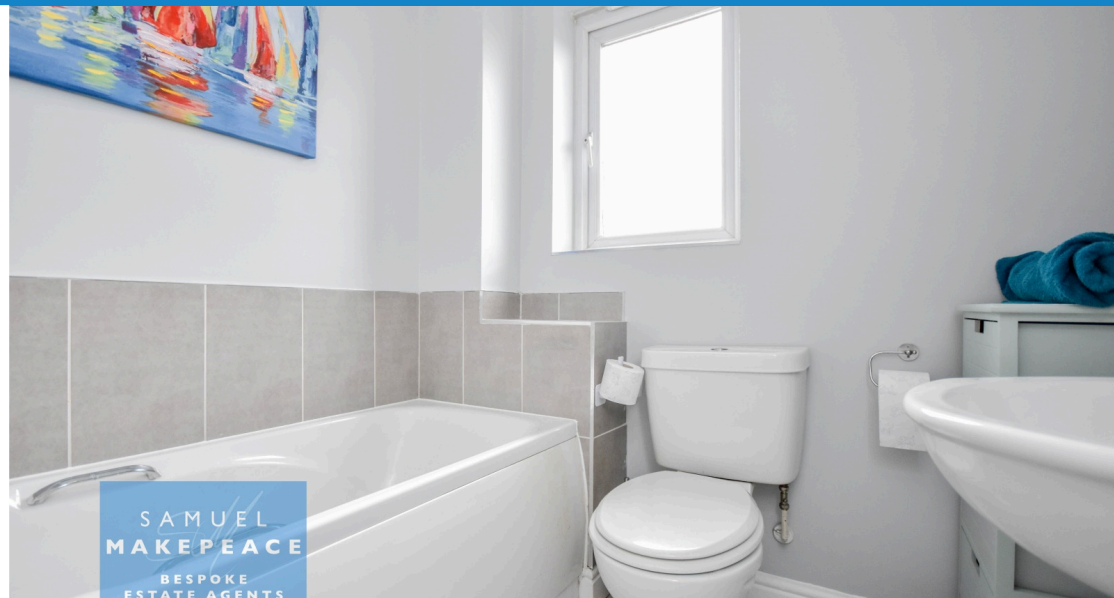
#### EXTERIOR

Front - Two allocated parking

Rear - Pebbled garden with decking rear to the top, gated rear access to allocated spaces.

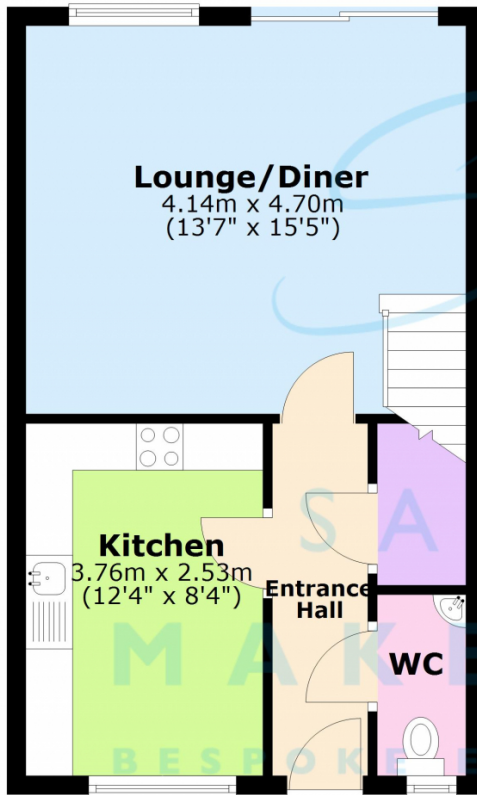




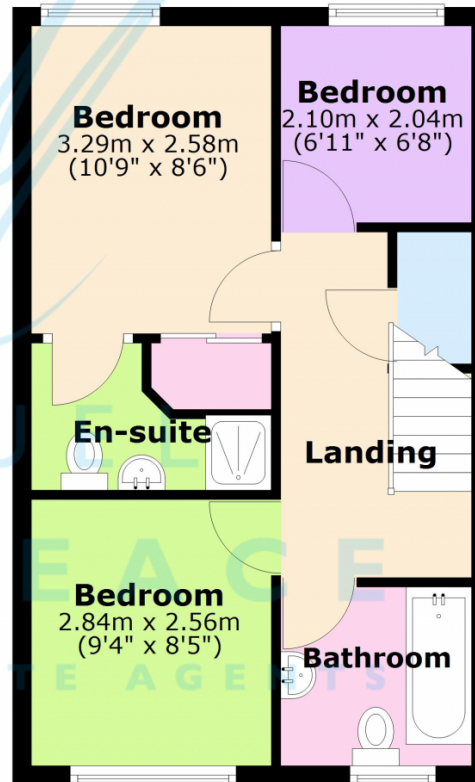




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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: Poundlock Avenue, Hanley, Stoke-on-Trent

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