



3

Bedrooms



1

Bathroom



1

Reception



- LOTS OF POTENTIAL
- PAVED DRIVEWAY & DETACHED GARAGE with POWER & ELECTRICS
- LARGE ENCLOSED REAR GARDEN
- OPEN PLAN LOUNGE DINER with DUAL ASPECT WINDOWS
- KITCHEN with AMPLE SPACE FOR MULTIPLE APPLIANCES
- THREE GENEROUS BEDROOMS with TWO DOUBLES & FURTHER SINGLE
- SHOWER ROOM with DOUBLE SHOWER CUBICLE
- NO UPWARD CHAIN!
- INSULATED WALLS STILL UNDER GUARANTEE

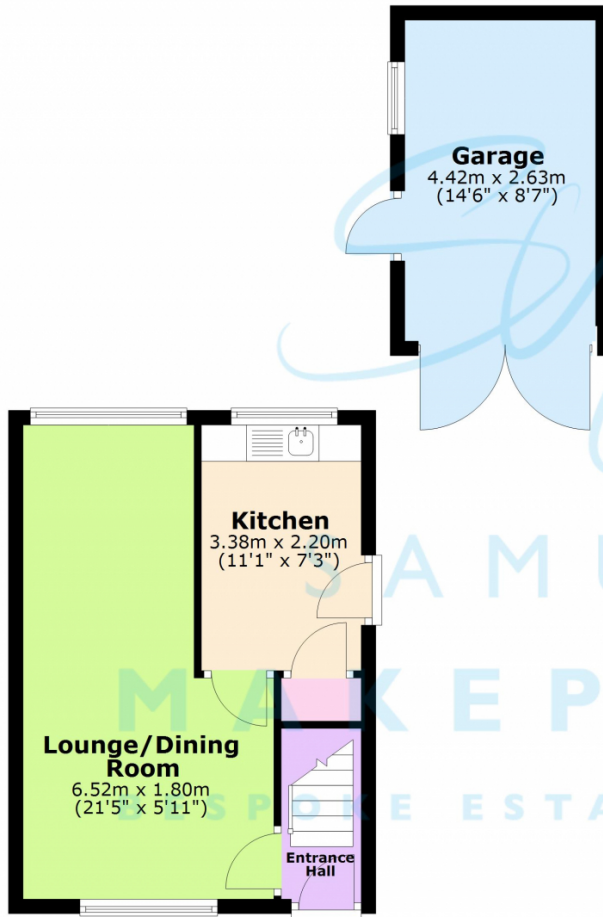


Don't blink or you'll miss out on this fantastic property! Brace yourself for a dazzling project, a **three-bedroom** house is now up for grabs! This brilliant home property situated on **Ian Road** boasts **generous living space** just awaiting your **personal touch**! On the ground floor, featuring an expansive **open-plan lounge and dining area**—ideal for family gatherings and entertaining. The **kitchen** offers plenty of room for appliances and would lend it's self to being made an open plan kitchen diner instead of lounge diner, the choice is yours! The kitchen also provides access to the rear garden. Upstairs, you'll find two spacious double bedrooms and a versatile single room, each offering endless possibilities to suit your needs. The first floor also includes a contemporary, **walk-in shower room**. Externally, the **large rear garden** has plenty of scope for development with multiple lawned areas and also an extra piece of land extending your garden space! There is also a **detached garage** with both electricity and power. To the front, **paved driveway** offers parking for multiple vehicles, complemented by well-maintained shrubs and a small lawn area.

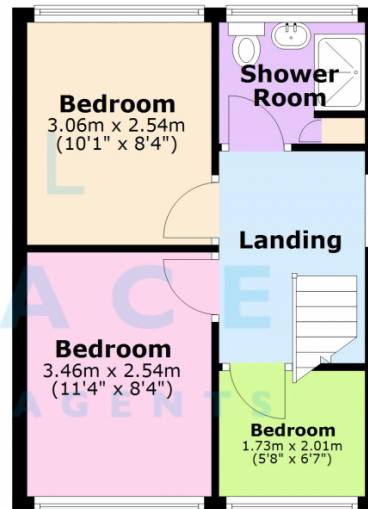
IF YOU BELIEVE THIS COULD BE YOUR NEXT HOME CANVAS, CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ian Road, Newchapel, Stoke-on-Trent

Scan me for more info

