



 **3**  
Bedrooms

 **2**  
Bathrooms

 **1**  
Reception

SAMUEL  
MAKEPEACE  
BESPOKE  
ESTATE AGENTS





- STUNNING TOWNHOUSE
- LOCATED IN CLOSE PROXIMITY TO THE CITY CENTRE WITH GOOD TRANSPORT LINKS
- IMMACULATE PRESENTATION THROUGHOUT
- SPACIOUS OPEN PLAN LOUNGE, KITCHEN AND DINING AREA
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- LOW MAINTENANCE GARDEN TO THE REAR
- ALLOCATED PARKING SPACE





Ever dreamed of living in a place so hot it's practically fired with charm? Welcome to Kiln View, Hanley, where this scorcher of a property is ready to ignite your interest—especially if you're a first-time buyer looking to make your first step on the property ladder less of a firewalk and more of a flamenco. Step inside and you'll find a stylish open-plan lounge, kitchen, and dining room that'll have you saying, "Kiln me now, this is perfect!" Whether you're cooking, entertaining, or just trying not to burn toast, this space is modern, bright, and ideal for multitaskers who like their living as open as their internet tabs. Downstairs also features a WC—because nothing says "home" like convenience! Upstairs, there are three bedrooms ready to be loved, lived in, or filled with laundry you never quite fold. The master boasts an ensuite and a sleek family bathroom rounds off the first floor. Outside, you've got a fully enclosed rear garden with an Indian stone patio so classy, even your BBQ will feel underdressed. There's one allocated parking space too—perfect for keeping your chariot close by. Fully modernised throughout, this home is more turn-key than a potter's wheel and won't hang around long. So don't get left in the dust—come see what all the kerfuffle is about! Just **CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TO BOOK YOUR VIEWING!**

WC - Double glazed window. Low level WC, wash hand basin, extractor fan. Partly tiled walls, laminate wood flooring. Radiator.

Open Plan Lounge - Double glazed window and patio doors. Under stairs storage. Three radiators.

Open Plan Kitchen Diner - Double glazed window. A fitted kitchen with a range of wall and base units, a sink and drainer and work surfaces. Integrated appliances include a washing machine, fridge freezer, and built under cooker with gas hob and cookerhood above. Space for a tumble dryer. Laminate wood flooring, radiator.

Landing - Airing cupboard storage. Loft access hatch.

Bedroom One - Double glazed window. Radiator.

Ensuite - Low level WC, wash hand basin and shower cubicle. Partly tiled walls, laminate wood flooring, extractor fan and towel warming radiator.

Bedroom Two - Double glazed window. Radiator.

Bedroom Three - Double glazed window. Radiator.

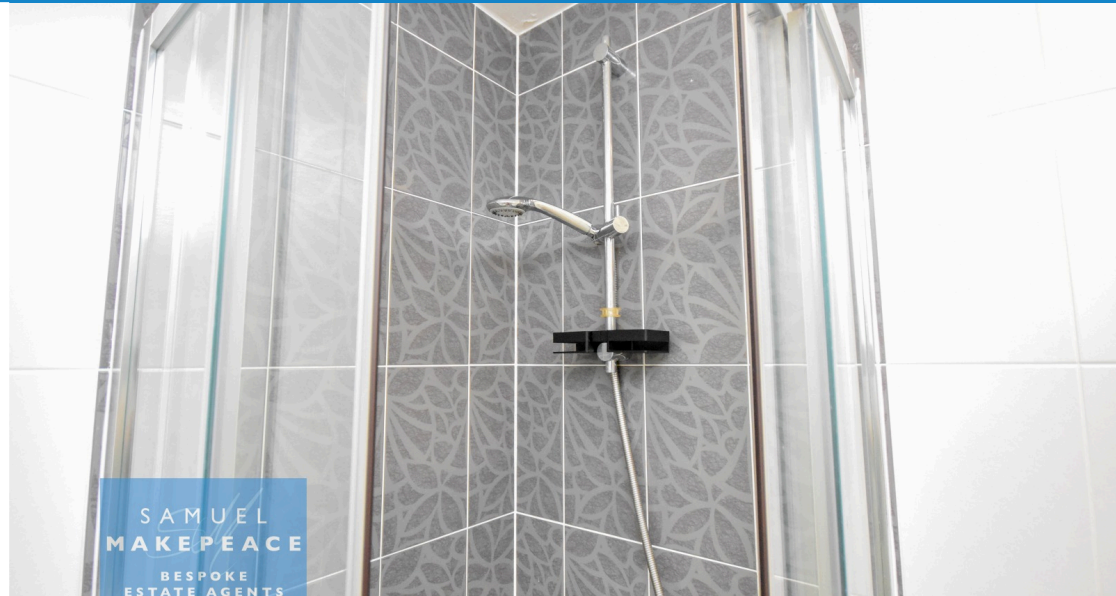
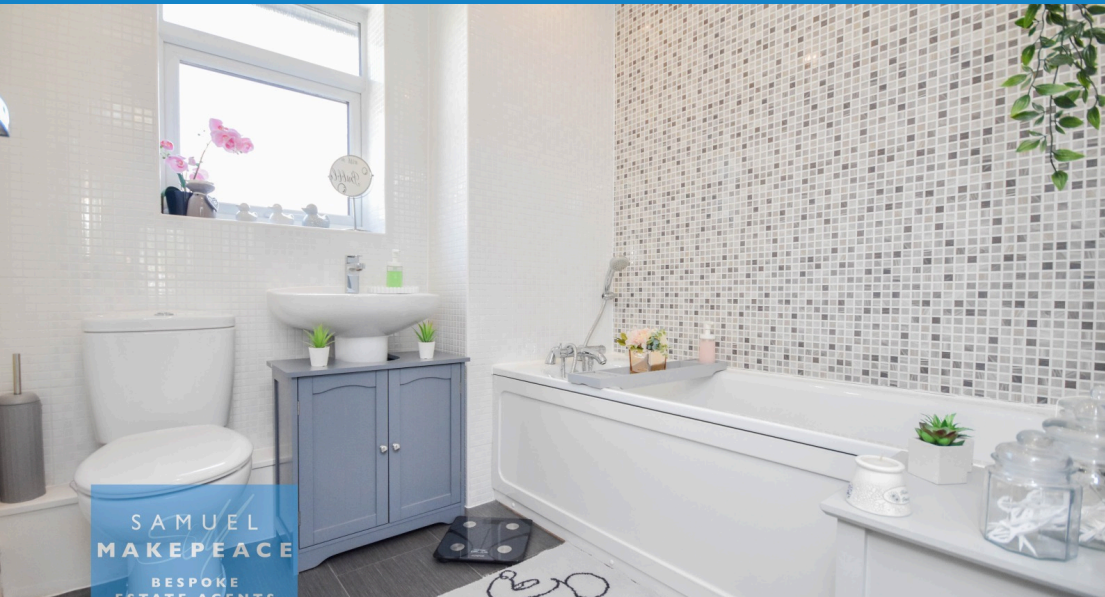
Bathroom - Double glazed window. Low level WC, wash hand basin and bath with overhead shower. Partly tiled walls, laminate wood flooring, extractor fan and towel warming radiator.

Front Garden - Small forecourt with gated access.

Rear Garden - Indian Stone patio area with gated access to the rear. One allocated parking space.

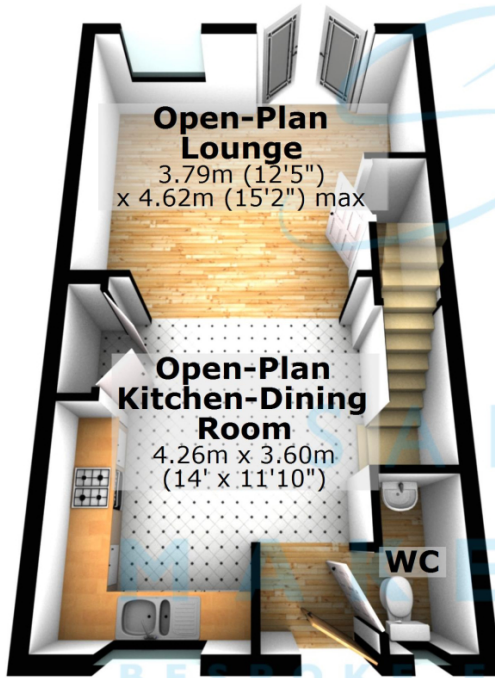




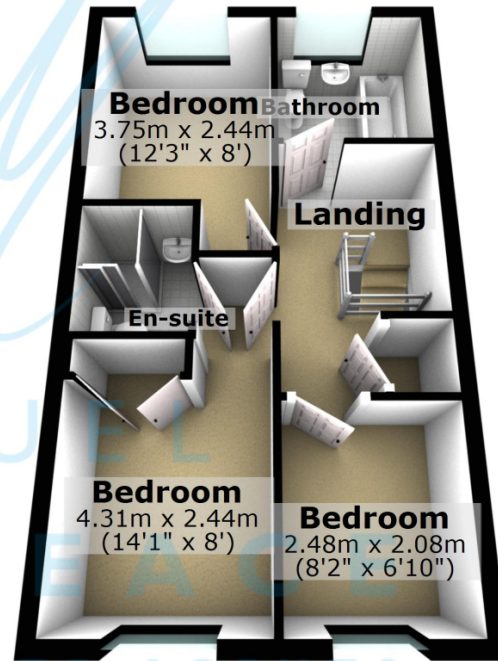




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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: Kiln View, Hanley, Stoke-on-Trent

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