



 4
Bedrooms

 2
Bathrooms

 2
Receptions



- **FOUR BEDROOM DETACHED FOR SALE ON SOUGHT AFTER FLORENCE PARK**
- **WELL PRESENTED THROUGHOUT WITH FOUR DOUBLE BEDROOMS**
- **LARGE LOUNGE/DINER WITH PATIO DOORS TO DECKING AREA**
- **CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES**
- **UTILITY ROOM WITH SINK AND SPACE FOR NOISY APPLIANCES**
- **MAIN BEDROOM WITH FITTED WARDROBES AND EN-SUITE**
- **THREE FURTHER DOUBLE ROOMS WITH SPACE FOR FURNITURE**
- **TILED FAMILY BATHROOM WITH BATH AND SHOWER**



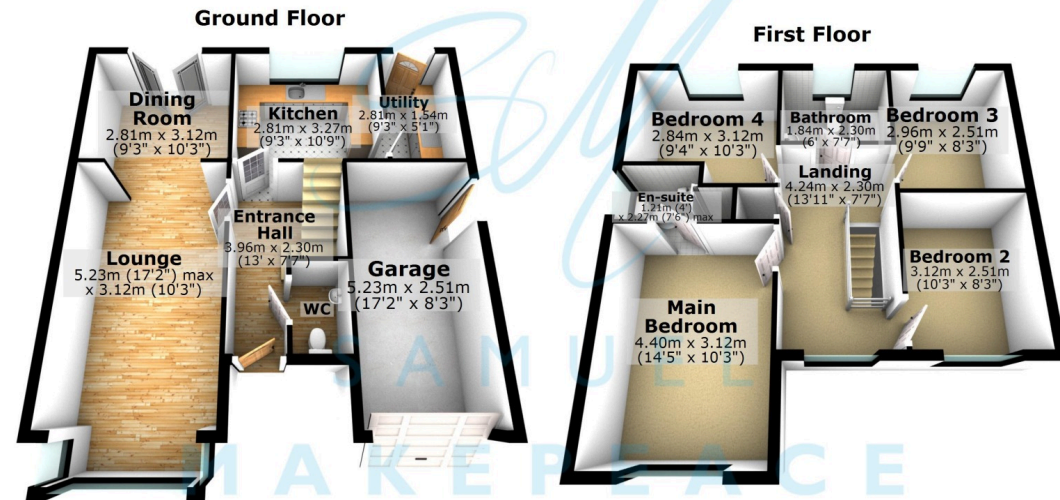
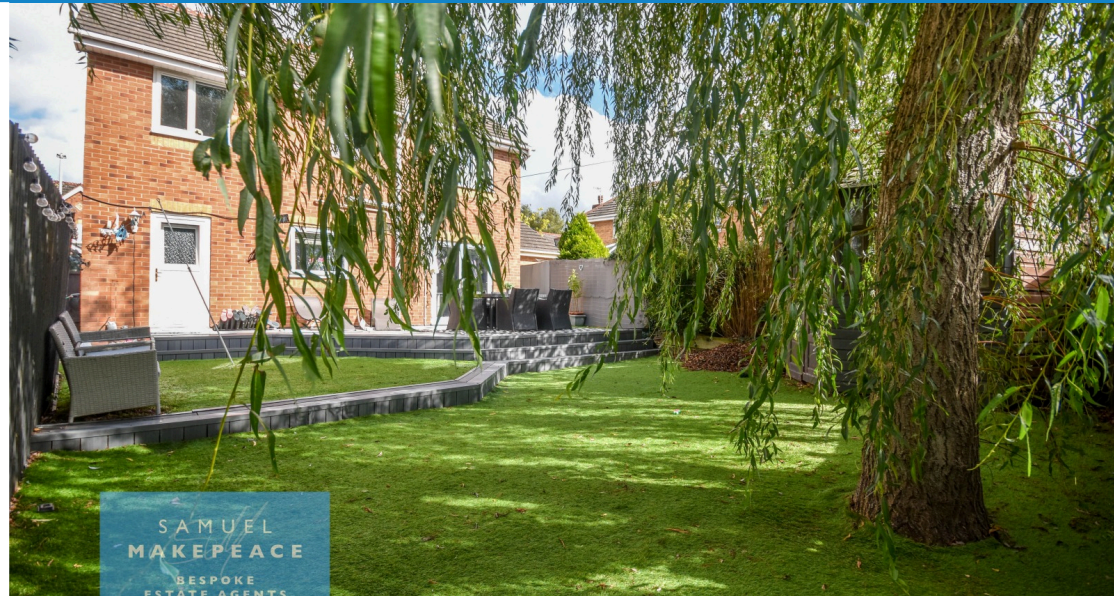
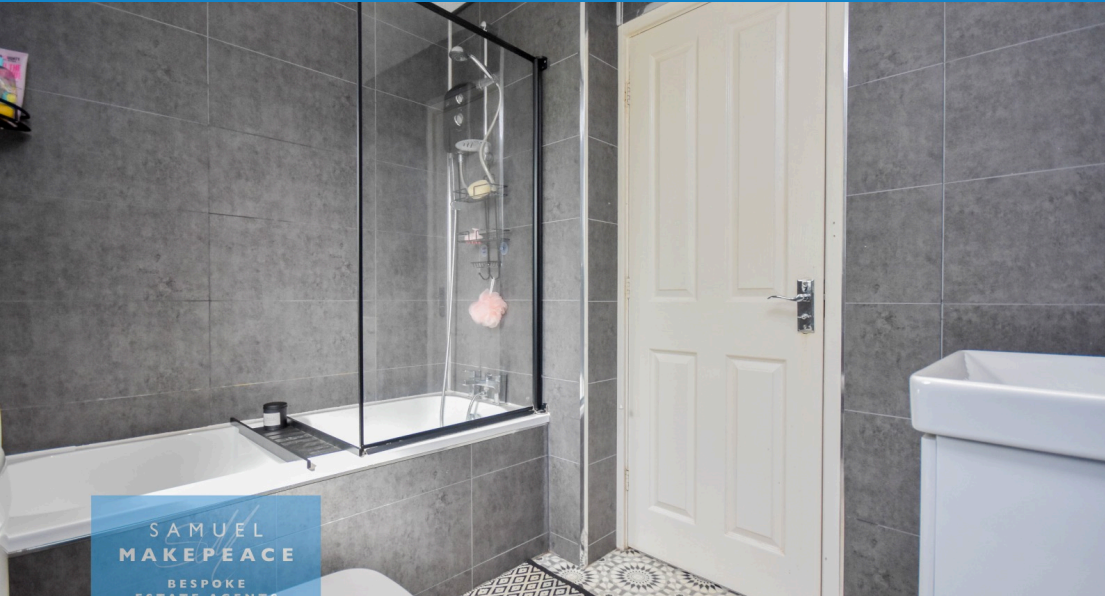
Looking for a home with space to spread out and grow into? This fabulous **four double-bedroom detached house** is full of light, character, and practical living space, making it ideal for busy families. Step into the welcoming **entrance hall**, which immediately gives a sense of openness and connects you to the heart of the home. From here, you can access the spacious **lounge-diner**, perfect for entertaining or cosy evenings in, the stylish **kitchen with integrated appliances**, the highly practical **utility room with space for noisy appliances**, and the convenient **ground floor WC**.

Upstairs, the main bedroom is a real highlight, featuring its own **en-suite shower room** and a **built-in bridging wardrobe**, providing excellent storage and a touch of luxury. Three further double bedrooms ensure there's no compromise on space for family, guests, or a home office. The **family bathroom is fully tiled, including the WC**, giving a contemporary, polished look and easy maintenance.

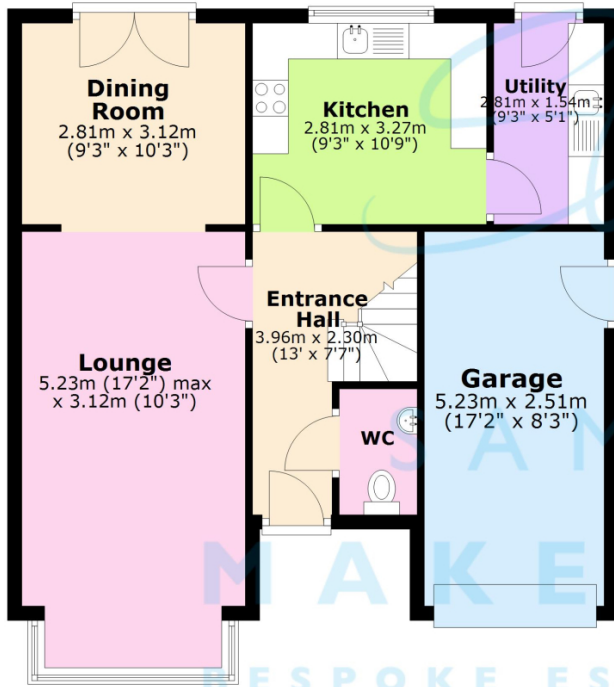
Outside, the property truly shines. The **landscaped rear garden** is designed for modern family living and entertaining, featuring **composite decking** for alfresco dining or relaxing, and an **artificial lawn** that combines beauty with minimal upkeep. To the front, the **generous driveway provides space for numerous vehicles**, making hosting friends, family, or multiple-car households effortless.

Set in a peaceful crescent, this home combines a quiet location with easy access to excellent schools, local shops, and major commuter routes, including the A50 and A500, with Hanley and Longton just minutes away.

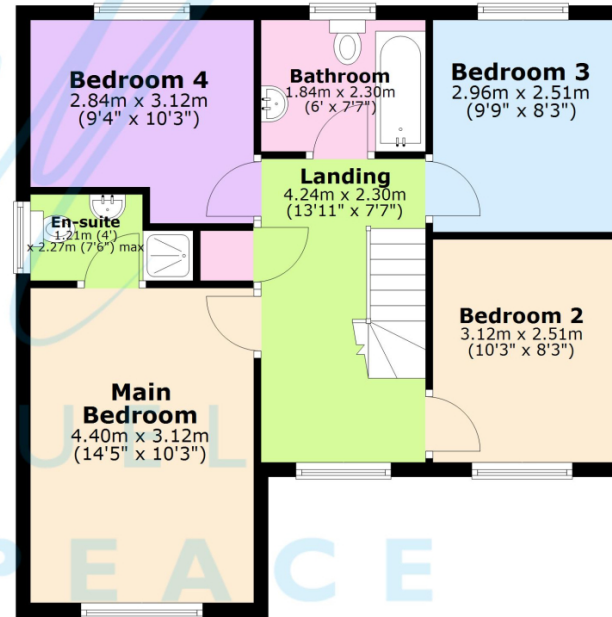
Detached four-bedroom homes offering this level of space, storage, and lifestyle appeal are rarely available – **arrange a viewing today** and discover why 18 Charolais Crescent could be your perfect next move.



Ground Floor



First Floor



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

Address: 18 Charolais Crescent, ST3

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