



Sharman Close | Hartshill | Stoke-on-Trent | ST4 7LS

£190,000

IDEAL FIRST TIME BUY, GREAT LOCATION, NO UPWARD CHAIN.

This deceptively spacious two bedroom semi detached property occupies a pleasant cul-de-sac position within a much sought after residential location. Local amenities, schools, commuter and transport networks are all with easy reach, whilst The Royal Stoke University Hospital is only a short distance away.

The accommodation comprises, entrance hall, lounge, kitchen/diner, conservatory, utility room, wet room, two bedrooms and a bathroom. Gas central heating, double glazing, driveway to the front and a garden to the rear. Viewings are strongly recommended.



## Property Description

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The accommodation comprises, entrance hall, lounge, kitchen/diner, conservatory, utility room, wet room, two bedrooms and a bathroom. Gas central heating, double glazing, driveway to the front and a garden to the rear.

### ENTRANCE HALL

Entrance door to the front elevation, radiator and staircase leading to the first floor.

### LOUNGE

19' x 10' 9" (5.79m x 3.28m) Electric fire with feature hearth and surround, under stairs storage cupboard, radiator, coving to the ceiling, television point and double glazed window to the front elevation.

### KITCHEN/DINER

14' x 8' 1" (4.27m x 2.46m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and extractor fan. Integral fridge and dishwasher, radiator, tiled floor, part tiled walls, upvc double glazed window to the rear elevation and glazed panel doors leading to the conservatory.

### CONSERVATORY

10' 6" x 6' 8" (3.2m x 2.03m) Tiled floor, radiator, upvc double glazed windows and entrance door leading to the rear garden.

### UTILITY ROOM

9' 6" x 8' (2.9m x 2.44m) Fitted base and wall units. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Radiator, tiled floor, part tiled walls, plumbing for a washing machine, space for a tumble dryer, upvc double glazed window and entrance door leading to the rear garden.

### WET ROOM

Rainfall mixer shower, vanity wash hand basin and low level w/c. Heated towel rail, tiled walls and upvc double glazed window to the side elevation.

### FIRST FLOOR LANDING

Radiator.

### MASTER BEDROOM

14' 2" (max) x 12' 4" (max) (4.32m x 3.76m) Built in storage cupboard, radiator and upvc double glazed windows to the front elevation.

### BEDROOM TWO

14' 8" x 7' 8" (4.47m x 2.34m) Radiator and upvc double glazed window to the rear elevation.

### BATHROOM

Three piece suite comprising "P shaped" panelled bath with electric shower over, vanity wash hand basin and low level w/c. Heated towel rail, part tiled walls and upvc double glazed window to the side elevation.

### EXTERIOR

To the front of the property there is a block paved driveway providing off road parking. To the rear of the property there is a block paved patio and "shaped" lawn garden with borders incorporating various plants and shrubs.



## GENERAL INFORMATION

### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

## Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements