



St Dominic's Place, Hartshill

Stoke-on-Trent, Staffordshire, ST4 7BQ

£215,000



STAMP DUTY PAID (T & C APPLY) When only the best will do! This superb three bedroom new build would make an ideal starter home for those looking to get on the property ladder. Internally the accommodation briefly comprises; Entrance Hallway, Downstairs WC, Lounge, Kitchen Diner, Landing, Three Bedrooms, & Family Bathroom. Call 01782 206713 to arrange your viewing.

Front

Entrance Hallway

Having door to front & radiator.

Lounge

11'8 x 14'4 max (3.56m x 4.37m max)



Having radiator, wall thermostat & double glazed window to front.

Cloakroom

4'10 x 2'5 (1.47m x 0.74m)



Having W.C, wash hand basin and radiator.

Kitchen/Diner

14'10 x 9'4 (4.52m x 2.84m)



Having a range of wall and base units over incorporating; sink/drain, integrated cooker with gas hobs and extractor over, integrated fridge/freezer, integrated washer/dryer & integrated dishwasher. Radiator, french doors and double glazed window to rear.

Bedroom One

8'6 x 12'6 (2.59m x 3.81m)

Having radiator and double glazed window to rear.

Bedroom Two

7'6 x 10'5 (2.29m x 3.18m)

Having radiator and double glazed window to front.

Bedroom Three

6'1 x 9'3 (1.85m x 2.82m)

Having radiator and double glazed window to rear.

Family Bathroom

7' x 6'1 (2.13m x 1.85m)



Having white three piece suite comprising; W.C, wash hand basin and panelled bath. Heated towel rail and double glazed window to front.

Front



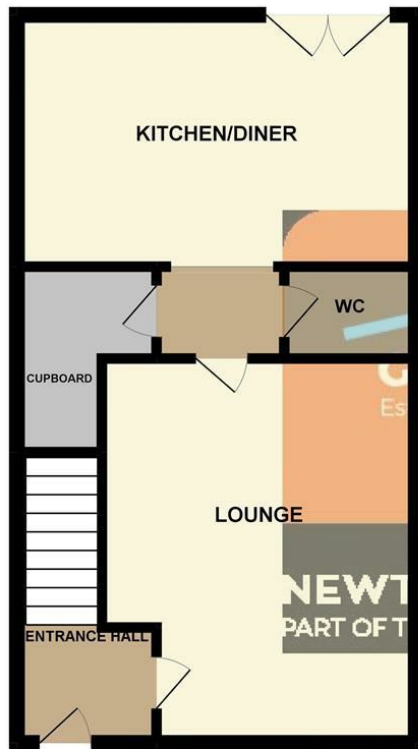
Having off road parking and front garden laid to lawn.

Rear

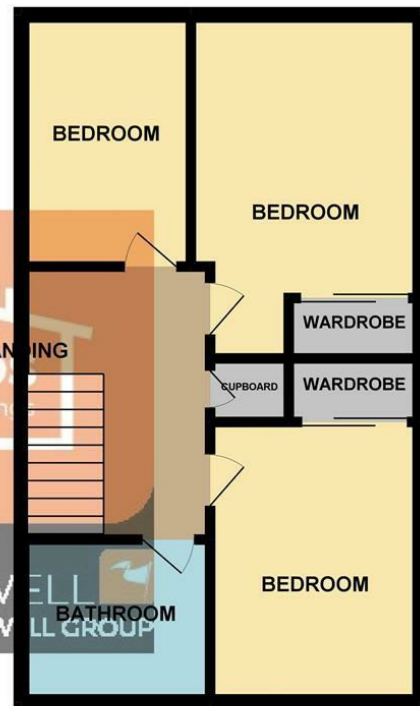


Having rear garden mainly laid to lawn with full height fencing.

GROUND FLOOR



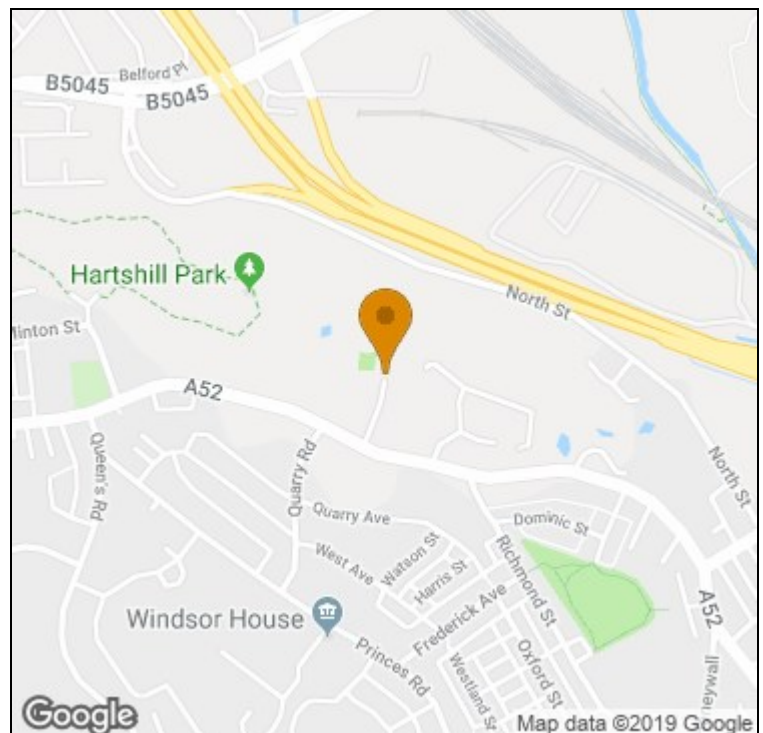
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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