



Wilson Road | Hanford | Stoke-on-Trent | ST4 4QF

£139,000

THREE BEDROOM SEMI DETACHED FAMILY HOME, POPULAR LOCATION, NO UPWARD CHAIN. This spacious family home requires modernisation throughout offering potential purchasers the opportunity to create their ideal home. Local amenities, schools, commuter and transport networks are all within easy reach. The accommodation comprises, entrance hall, dining room, lounge, conservatory, wet room, kitchen, three bedrooms and a bathroom. Externally there is a driveway providing off road parking and gardens to the front and rear. No upward chain, viewings are recommended.



Property Description

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ENTRANCE HALL

Upvc double glazed entrance door and window to the front elevation, staircase leading to the first floor and under stairs storage cupboard.

DINING ROOM

13' 10" x 9' 10" (4.22m x 3m) Gas fire with surround and upvc double glazed bay window to the front elevation.

LOUNGE

14' 7" x 9' 10" (4.44m x 3m) Gas fire with surround and upvc double glazed french patio doors leading to the conservatory.

CONSERVATORY

11' 5" x 8' 10" (3.48m x 2.69m) Upvc double glazed windows and french patio doors leading to the rear garden.

WET ROOM

Wall mounted mixer shower, low level w/c, wall mounted wash hand basin, tiled walls and floor, upvc double glazed windows to the side and rear elevations.

KITCHEN

10' 1" x 6' 2" (3.07m x 1.88m) Stainless steel sink unit, base and wall units, gas cooker point, upvc double glazed entrance door and window to the side elevation.

FIRST FLOOR LANDING

Loft access and upvc double glazed window to the side elevation.

MASTER BEDROOM

14' 9" x 10' (4.5m x 3.05m) Fitted wardrobes and upvc double glazed bay window to the front elevation.

BEDROOM TWO

13' 11" x 9' (4.24m x 2.74m) Built in storage cupboards and upvc double glazed window to the rear elevation.

BEDROOM THREE

7' 6" x 6' 5" (2.29m x 1.96m) Upvc double glazed window to the front elevation.

BATHROOM

Three piece suite comprising, panelled bath, pedestal wash hand basin and low level w/c. Airing cupboard and upvc double glazed window to the rear elevation.

EXTERIOR

Externally there is a driveway providing off road parking and gardens to the front and rear.

AGENTS NOTES

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged.

As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

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.

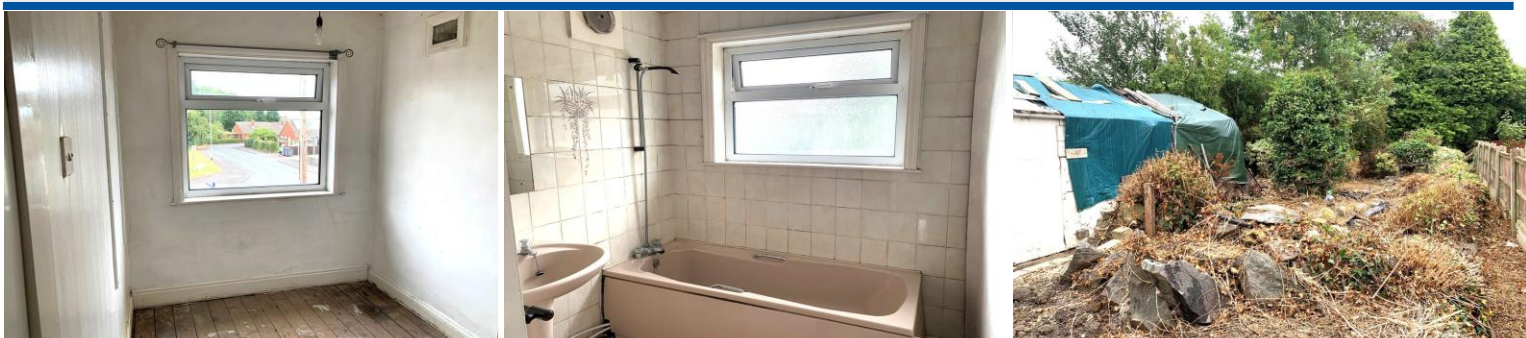
Market Appraisal

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

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

www.louistaylor.co.uk

newcastle@louis-taylor.co.uk

01782 622677

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