



STEPHENSON BROWNE

**71, Princes Road,
Hartshill, Stoke-on-trent,
City, Hartshill Stoke on**
ST4 7JL



£250,000

DESCRIPTION

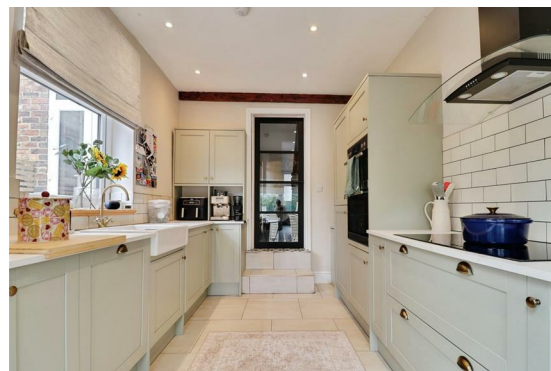
This fabulous home situated on Princes Road is truly worthy of internal viewing to fully appreciate the size, quality, charm, and “wow factor” it has to offer throughout. A perfect purchase for families or first-time buyers seeking a stylish home in the popular area of Hartshill.

Step through the shared entrance porch and into the impressive and spacious entrance hall, where the striking staircase immediately sets the tone for this characterful home. The hallway also provides access to the cellar, offering excellent additional storage space.

To the right-hand side of the property is the stunning open-plan living and dining area, a beautifully presented space ideal for both relaxing and entertaining. The living room features a charming log burner and a bay window to the front elevation, filling the room with natural light, while the dining area benefits from French doors, a feature fireplace, and impressive high ceilings that enhance the sense of space and character throughout.

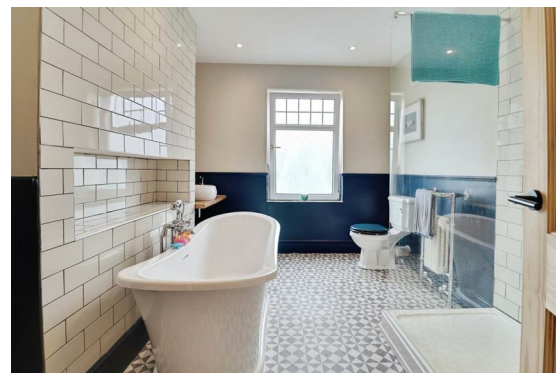
To the rear of the property is the exceptional fitted kitchen, finished to a high standard and boasting an abundance of cupboard and worktop space along with integrated appliances. The kitchen opens seamlessly into the bright and airy breakfast room, complete with a breakfast bar, skylight, and double doors leading out to the garden, creating the perfect social and hosting hub for modern family living.

Upstairs, the property continues to impress with a luxurious and spacious family bathroom featuring a walk-in shower and a stunning freestanding bath. A further split-level landing leads to three generously sized bedrooms, all beautifully presented, along



with a useful boiler/storage cupboard.

Externally, the property benefits from two designated parking spaces and a low-maintenance rear garden incorporating patio areas, artificial turf, and well-stocked flower beds, providing an attractive outdoor space to enjoy all year round.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

5'8" x 22'0"

Dining Room (Open Plan)

13'0" x 9'6"

Living Room (Open Plan)

11'5" x 11'4"

Kitchen

11'5" x 8'10"

Breakfast Room

8'11" x 6'1"

Cellar

16'10" x 5'6"

First Floor

Bedroom One

9'2" x 15'8"

Bedroom Two

11'4" x 6'2"

Bedroom Three

9'7" x 13'8"

Bathroom

Boiler Room

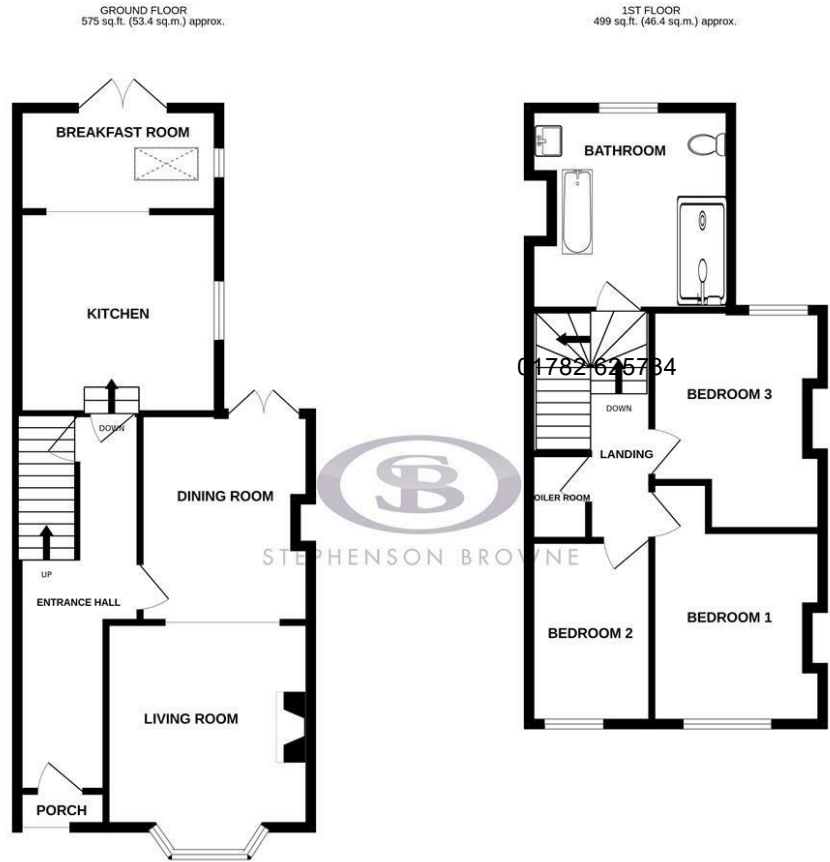
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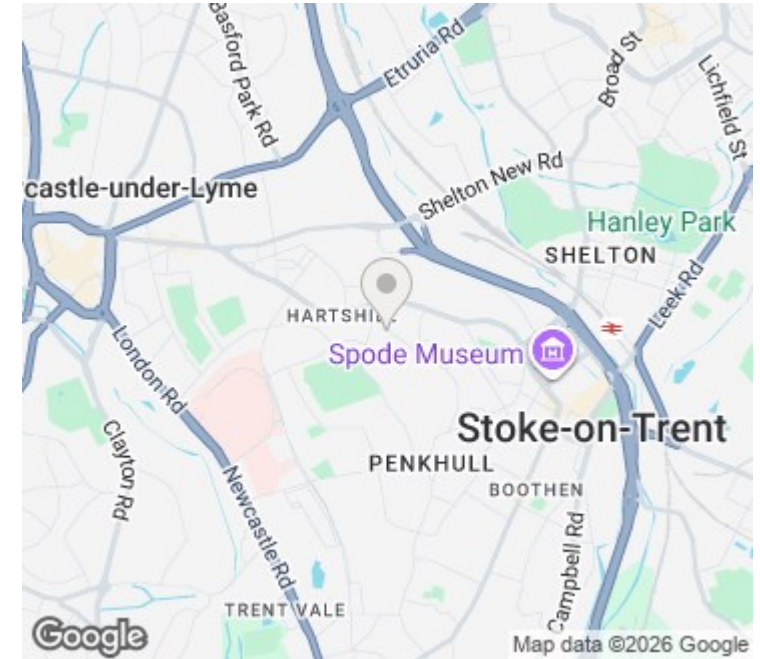


Floorplans

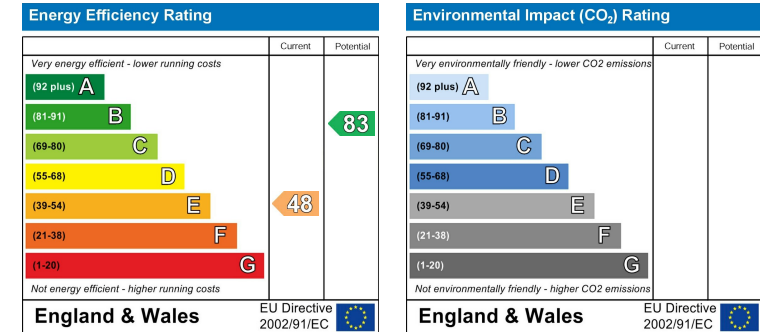


TOTAL FLOOR AREA - 1075 sq.ft. (99.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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