



**Windsmoor Street**  
Stoke, ST4 4EH

- BEAUTIFULLY PRESENTED & UPDATED
- A MID TERRACED HOME
- TWO BEDROOMS & EXTRA LOFT ROOM
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- LUXURY GROUND FLOOR BATHROOM & BONUS ENSUITE
- WORCESTER GAS COMBI BOILER
- ON THE DOORSTEP TO THE RIVER TRENT & AMENITIES

**£125,000**





## Property Description

### INTRO

New on the market - A beautifully presented and updated **TWO BEDROOM** terraced house with extra loft room! This deceptively spacious home also benefits from two excellent sized reception rooms, a well fitted kitchen, luxury modernised ground floor bath and shower room, and with the added bonus of an ensuite to the first floor. UPVC double glazing and gas central heating from a Worcester gas combi (approx 5 years old) and Hive thermostat. The roof to the kitchen and bathroom extension has been recently updated. Fitted damp proof coursing. A low maintenance rear paved yard with storage. Easy access to the A50/ A500. Sitting on a quiet street, with resident permit parking, and being within walking distance to both Stoke town centre and nature walks to the River Trent, this stunning home isn't one to gloss over! Get in touch today to get your viewing booked immediately!





#### DIRECTIONS

Please use postcode ST4 4EH for Sat Nav/ Google Maps. The property can be found as identified by our For Sale sign.

#### ACCOMMODATION

##### DINING ROOM

14' 8" x 11' 5" (4.47m x 3.48m)

UPVC front entrance door with window above, opens to the first reception room, with original fireplace, and feature corner seating area. Window to the front, radiator. Laminate flooring. Ceiling light fitting and two wall lights. Cupboards for storage and also concealing the electric consumer unit and meter, and gas meter. Staircase to the first floor, and open understairs seating area. Covings to the ceiling. Door to:

##### LOUNGE

12' 1" x 11' 4" (3.68m x 3.45m)

A living room with window to the rear, and feature gas fire with surround. Radiator. Laminate flooring. Covings to the ceiling. Ceiling light fitting.

##### KITCHEN

11' 5" x 6' 1" (3.48m x 1.85m)

A nicely presented fitted kitchen comprising a range of base and wall mounted cupboard units, with sparkling worksurfaces over. Space for a tall standing fridge freezer, a dryer, and space/plumbing for a washing machine. Free standing electric oven/grill with four ring gas hob over. Single drainer sink unit with mixer tap. Fully tiled walls with splash back tiling and tiled flooring. Spotlight track to the ceiling. Extractor fan. Door to:

##### HALL

Tiled flooring. UPVC side/rear access door. Door to useful storage cupboard, also housing Worcester Bosch gas combi boiler fitted approx 5 years ago, with recent boiler service available. Door to:

##### BATH/ SHOWER ROOM

10' 4" x 5' 9" (3.15m x 1.75m)

A beautifully modernised bathroom suite featuring free standing bath with separate standing tap/shower attachment. Separate glass enclosed shower cubicle having mains pressured Jacuzzi style shower, and wall panelling behind. Low level W.C and wash hand basin. Vanity mirrored unit. Grey towel radiator and white radiator. Laminate flooring. Spotlight track and overbath spotlight. Extractor fan. Frosted window to the side.





#### FIRST FLOOR LANDING

Access to both bedrooms, with a door to the staircase to the loft room.

#### BEDROOM ONE

12' 1" x 11' 4" (3.68m x 3.45m)

Window to the rear, radiator. Laminate flooring. Door to:

#### ENSUITE

6' 8" x 3' 7" (2.03m x 1.09m)

An enclosed shower cubicle with mains pressured shower, low level W.C and wash hand basin. Radiator. Cushion flooring. Wall panelling. Extractor fan.



#### BEDROOM TWO

11' 4" x 11' 3" (3.45m x 3.43m)

Window to the front, radiator. Open corner alcove. Carpeted flooring.

#### LOFT ROOM

14' 11" x 11' 4" (4.55m x 3.45m)

An excellent sized loft area, being fully carpeted and with feature beam and velux window with roller blind. Radiator. Store cupboards to eaves on both sides. Spotlights to the ceiling.

#### EXTERNALLY

#### PARKING

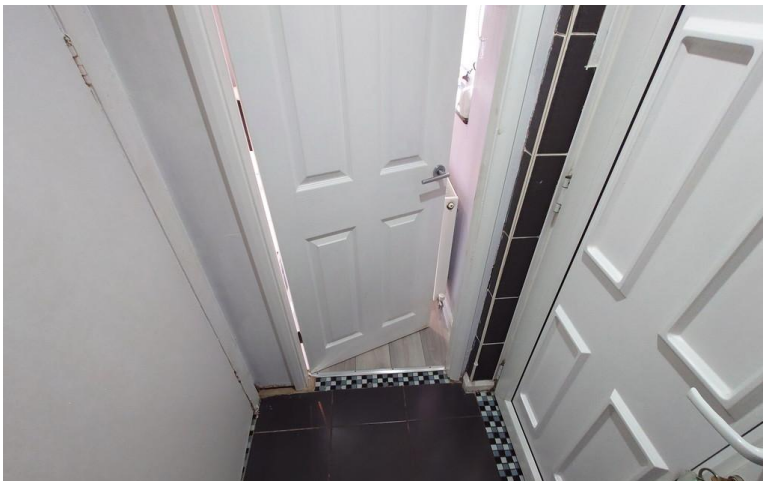
Parking to the front is for resident permit holders only.

#### REAR PAVED YARD

A paved patio rear yard, being enclosed by wall and fencing/gate access to the rear. Useful rear outbuilding attached to the back of the property for storage.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.





Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

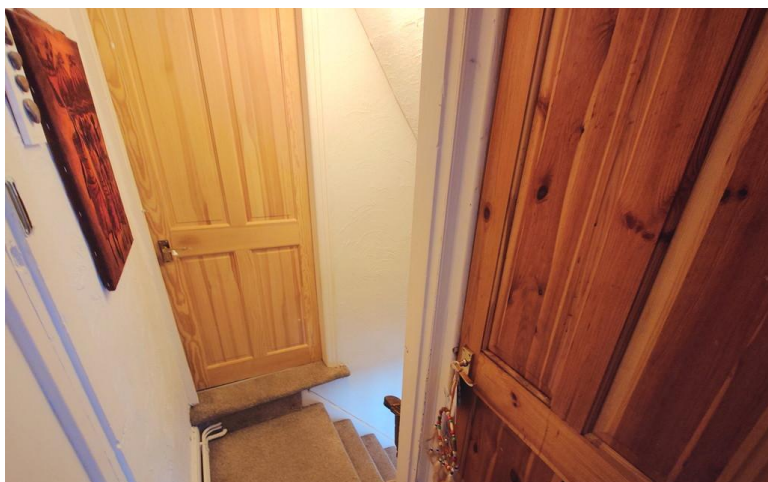
#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

#### COUNCIL TAX BAND A

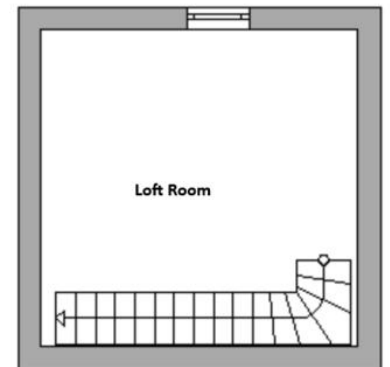
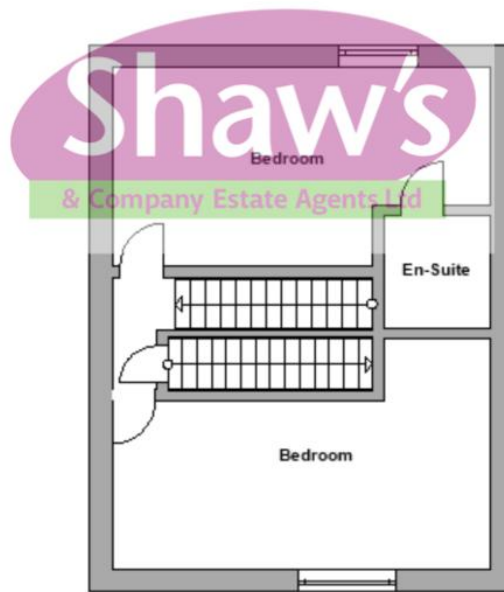
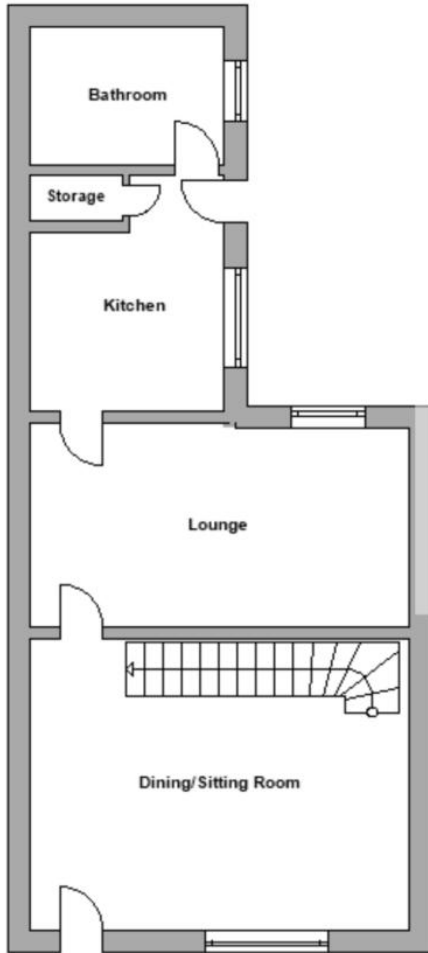
EPC RATING (PDF available online)

Current: 65D Potential: 73C









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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 and 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