Debra TIMMIS
YOUR PERSONAL ESTATE AGENT

Latimer Way Bentilee Stoke-On-Trent ST2 0HS

Offers In The Region Of £130,000

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Latimer Way, Bentilee, Stoke-On-Trent, ST2 0HS

Here is a property that's not to be missed! -
So be quick to make sure you're on our viewing list -
A lovely family home or an ideal investment for you -
With THREE BEDROOMS, lounge and breakfast kitchen too -
There's a good sized rear garden and low maintenance garden front -
All in a popular location, perfect if you're on a property hunt -
All this is available with NO UPWARD CHAIN -
We're ready to show you around come sun or rain!

Located on Latimer Way, this property presents a fantastic opportunity for those seeking a home to personalise and make their own. This property features an inviting entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The breakfast kitchen offers a delightful space for family meals, while a convenient lobby adds to the practicality of the layout.

This home boasts three well-proportioned bedrooms, providing ample space for family or guests, alongside a bathroom that awaits your creative touch. The property benefits from double glazing and central heating, ensuring comfort throughout the seasons.

Outside, you will find a low-maintenance front garden, good sized rear garden ideal for enjoying the outdoors without the burden of extensive upkeep. While the property does require some general updating, it is offered with no upward chain, allowing for a smooth and straightforward purchase process.

This is a wonderful chance to acquire a property in a popular location, where you can truly put your own stamp on it and create a space that reflects your personal style. Don’t miss out on this opportunity to transform this house into your dream home.

Entrance Hall
Upvc door to the front aspect. Stairs off to the first floor.

Lounge
16'2" x 10'4" (4.95 x 3.17)
Double glazed window to the front aspect. Feature surround housing gas fire. Radiator.

Breakfast Kitchen
11'5" x 11'4" (3.50 x 3.46)
Fitted kitchen with wall mounted units, worktops incorporating units below. Stainless steel sink with single drainer, mixer tap. Four ring gas hob. Three double glazed windows. Space for breakfast table.

Lobby
8'2" plus recess x 5'0" (2.51 plus recess x 1.53)
Double glazed window and Upvc door to the rear aspect.

First Floor

Landing
Loft access. Airing cupboard.

Bedroom One
13'9" x 11'6" narrowing to 8'3" (4.21 x 3.52 narrowing to 2.54)
Double glazed window. Radiator.

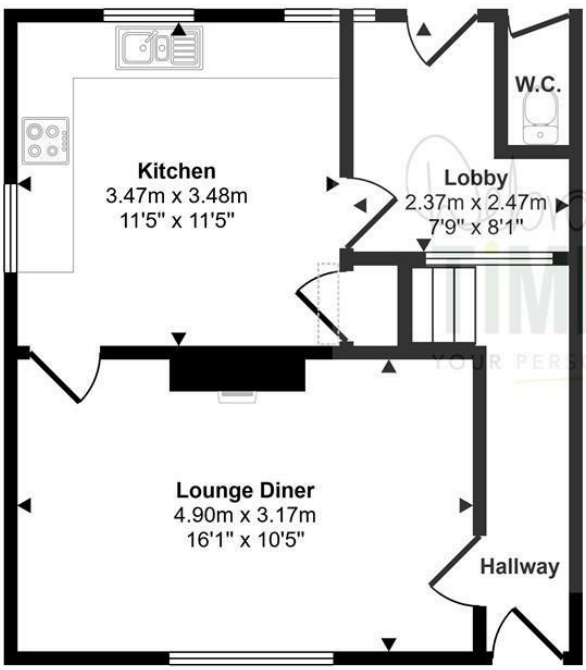
Bedroom Two
10'9" x 10'4" (3.29 x 3.17)
Double glazed window. Radiator.

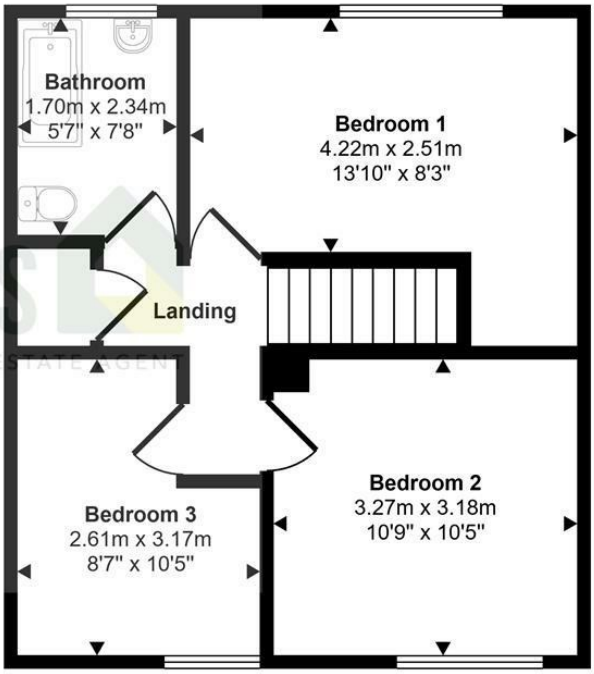
Bedroom Three
10'4" max x 8'6" (3.17 max x 2.60)
Double glazed window. Radiator.

Bathroom
7'8" x 5'5" (2.34 x 1.66)
Suite comprises, panelled bath, wash hand basin and low level WC. Tiled walls. Radiator.

Externally
Elevated position with low maintenance frontage. Enclosed good sized rear garden with patio/seating area, Steps to a lawn garden. Access to the integral WC.

Approx Gross Internal Area
82 sq m / 879 sq ft



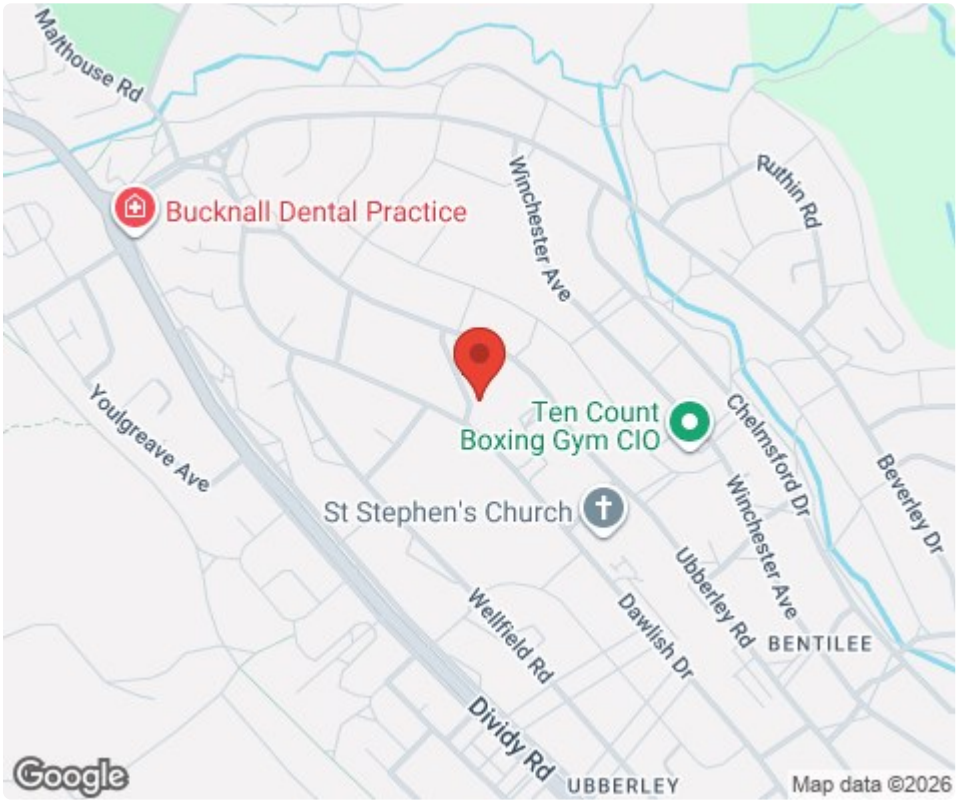


Ground Floor
Approx 40 sq m / 434 sq ft

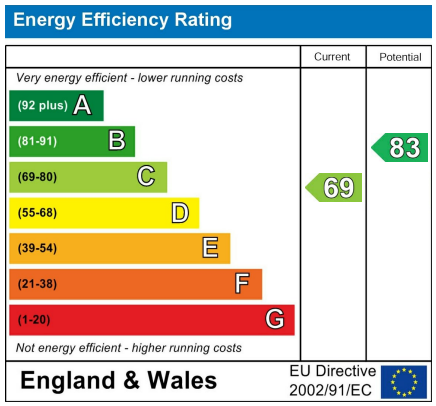
First Floor
Approx 41 sq m / 445 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A



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