

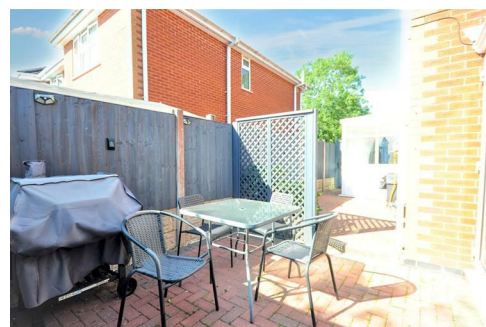


7, Cockster Road, Stoke-On-Trent, ST3 2EG



£180,000

A well presented semi-detached family home set in a popular and sought after location. Offering spacious accommodation comprising: entrance porch, hallway, living room, conservatory, fitted kitchen with integral appliances, guest cloakroom, two double bedrooms and a family bathroom. Also benefitting from off road parking, an enclosed rear garden, gas combi boiler central heating plus uPVC double glazed windows and doors. The property is conveniently located with easy access to local shops, other amenities and commuter routes. Early viewing essential.



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<https://www.tgprop.co.uk>



Entrance Porch

A uPVC part obscure double glazed front door opens to the porch. With side windows, vinyl flooring and further uPVC part obscure double glazed door opening to the hallway.

Hallway

Offering ceiling coving, carpet and doorways to the living room, guest cloakroom and kitchen diner.

Living Room

A cosy reception room offering ceiling coving, modern fire surround with tiled hearth and inset stove style electric fire, two wall lights, carpet, TV connection, uPVC double glazed sliding door opening to the conservatory and doorway to the first floor stairs.

Conservatory

A lovely additional reception area, simple perfect for entertaining friends and family whilst drifting in and out of the garden. A uPVC double glazed panel construction conservatory with vaulted roof, opening top windows, power sockets, oak effect laminate flooring and door opening to the rear garden.

Guest Cloakroom

Fitted with a suite comprising: WC and wall mounted wash hand basin with chrome taps. Tiled floor, extractor fan and uPVC obscure double glazed window to the side aspect.

Kitchen

Fitted with a range of oak door fronted wall and floor units, contrasting marble effect work surfaces with tiled splash-backs and inset composite sink and drainer with chrome mixer tap. Tiled floor, radiator and uPVC double glazed window to the front elevation. Wall mounted Main Eco Compact gas combi central heating boiler.

Appliances including: stainless steel gas hob with extractor hood and light above, integral electric oven.

Plumbing for a washing machine and space for an upright fridge freezer.

First Floor

Stairs & Landing

With carpet throughout, ceiling coving and uPVC obscure double glazed window to the side elevation.

Bedroom One

Offering ceiling coving, built-in wardrobe, storage cupboard, uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Two

With uPVC double glazed window to the front elevation, radiator and carpet.

Bathroom

Fitted with a white suite comprising; low level push button WC, standard bath and panel with chrome mixer tap, vanity wash hand basin with storage unit and chrome mixer tap, oversize fully tiled shower enclosure with mains fed thermostatic twin head shower system. Chrome towel radiator, uPVC obscure double glazed window to the front aspect, extractor fan and planked scrubbed oak effect vinyl flooring.

Outside

The property is approached via a tarmac driveway providing off road parking.

Front

With front boundary wall, block paved frontage and side access gate to the rear garden.

Rear

The enclosed rear garden offers paved patio areas and pathways, an artificial lawn, shed and timber fence panelling,

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

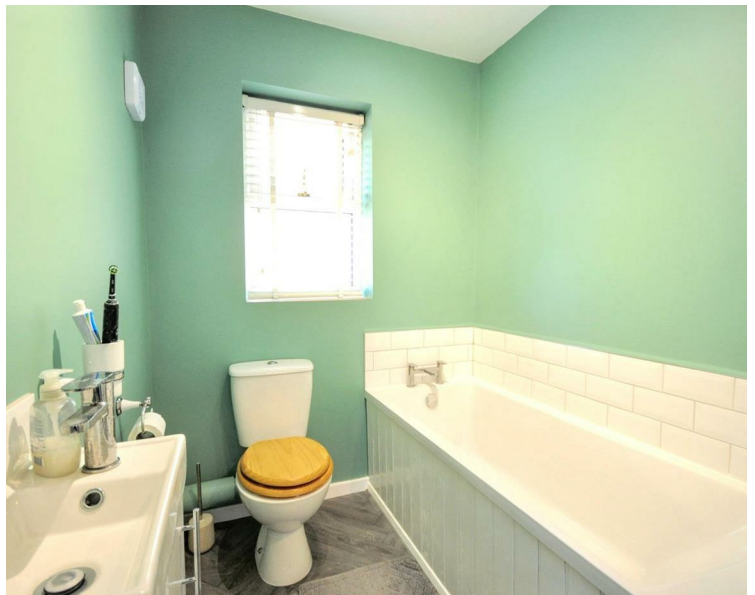
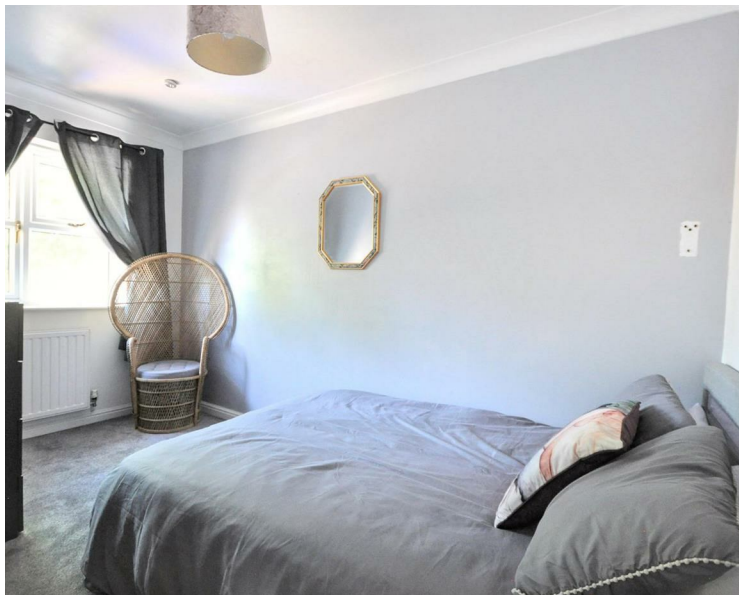
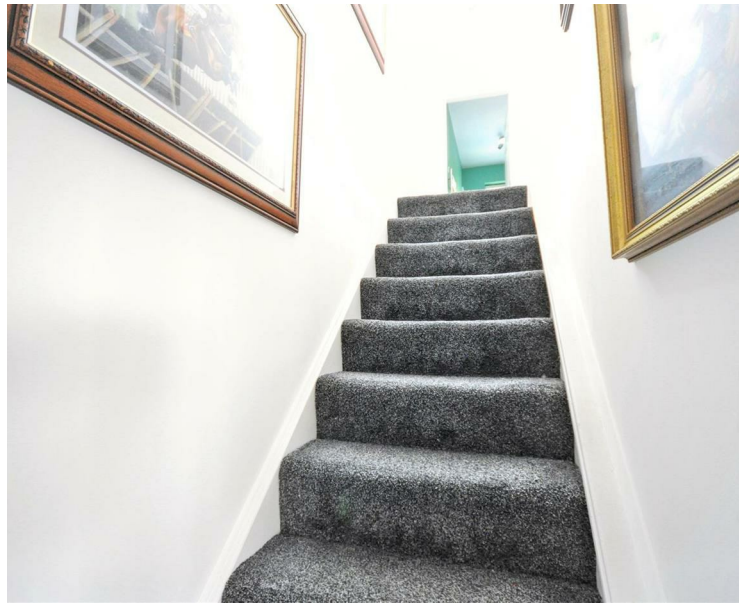
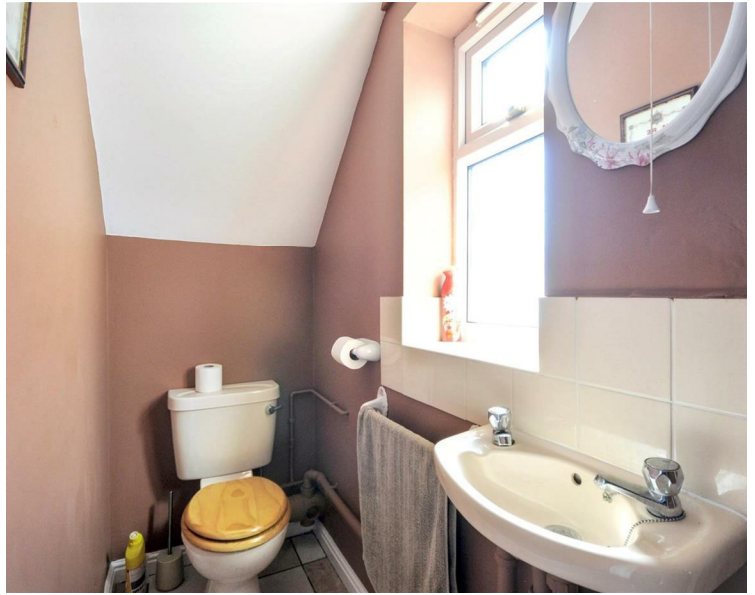
Services

Mains gas, electricity, water and drainage.

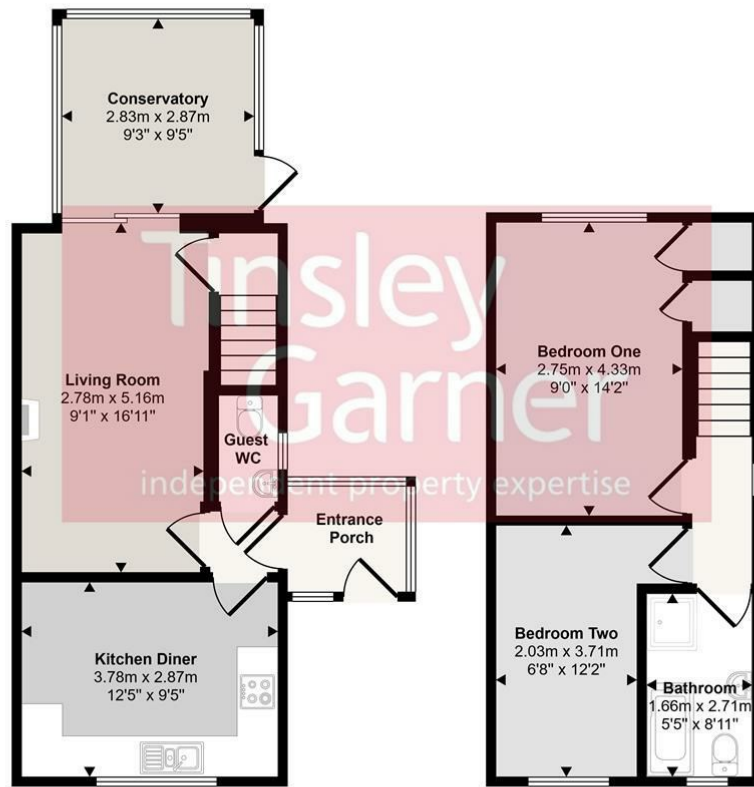
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



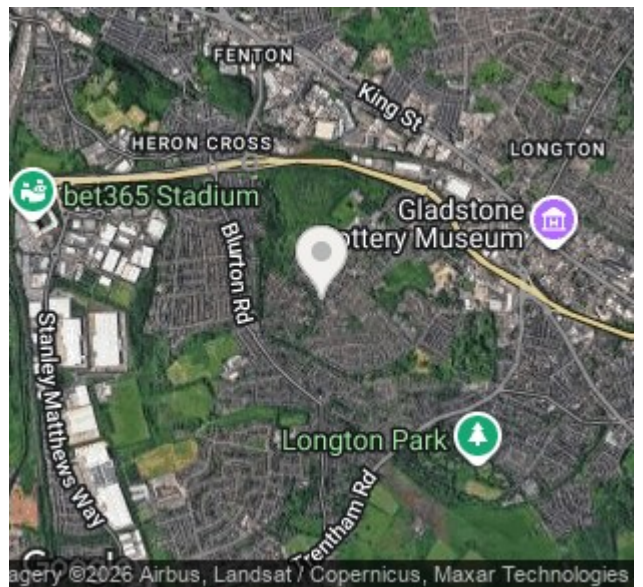
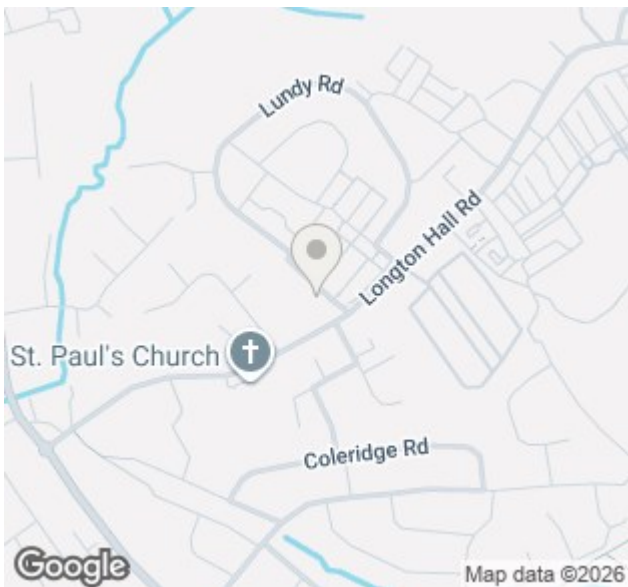
Approx Gross Internal Area
74 sq m / 793 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft

First Floor
Approx 31 sq m / 336 sq ft

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.



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		74	79
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		69	69
EU Directive 2002/91/EC			