



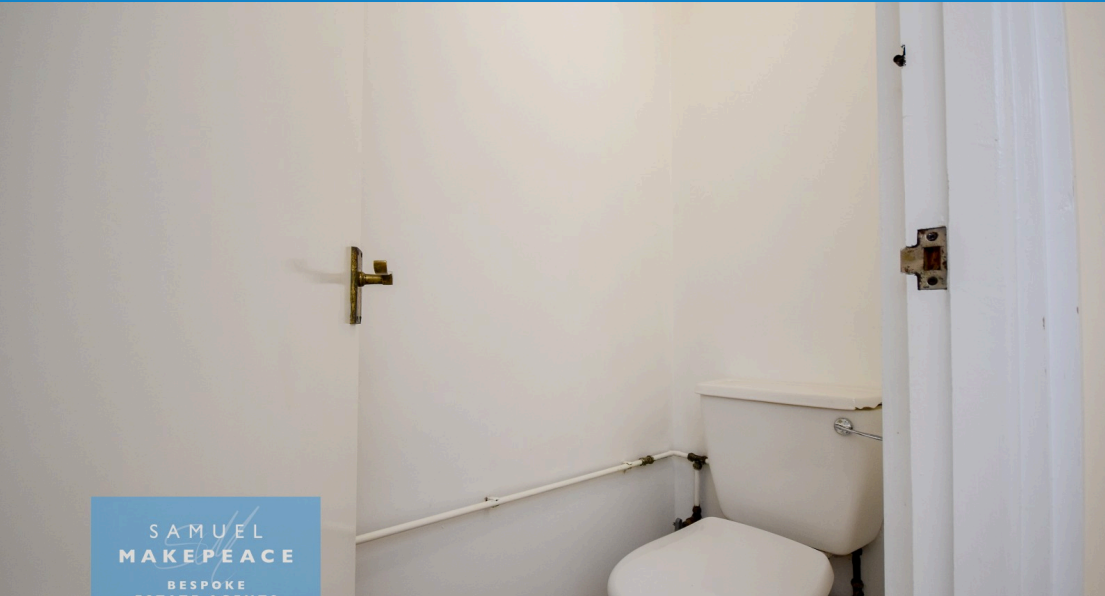
 **3**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- GREAT SIZED THREE BEDROOM TOWN HOUSE
- NO UPWARD CHAIN
- BRIGHT and SPACIOUS LOUNGE
- MODERN FITTED KITCHEN/DINER
- CONVEIENT DOWNSTAIRS WC
- VERSATILE LAUNDRY ROOM
- THREE EXCELLENT SIZED BEDROOMS
- LARGE, LOW MAINTENANCE REAR GARDEN with paved patio, lawn and plant beds
- WALKING DISTANCE TO ROYAL STOKE UNIVERSITY HOSPITAL

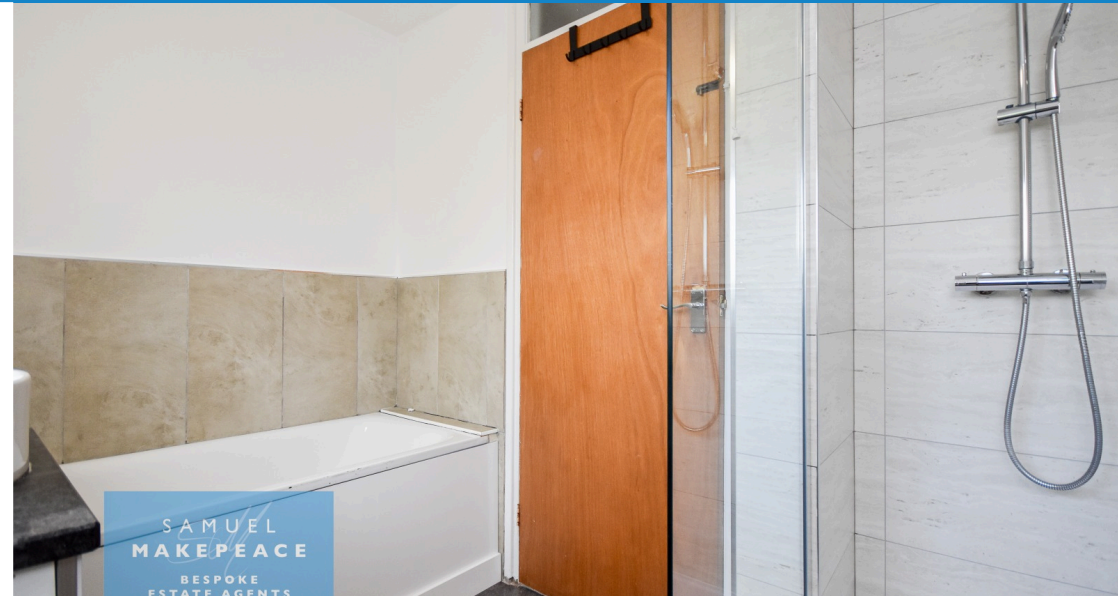


Oliver, Oliver... where home sweet home begins. A fantastic three-bedroom townhouse on Oliver Road, Hartshill, offering spacious and versatile accommodation in an enviable location just a stone's throw from the Royal Stoke University Hospital. Set behind a smart paved and pebbled frontage with attractive shrubbery, the property welcomes you into a bright and inviting entrance hall with useful under-stairs storage and access to all ground floor rooms. To the front, there is a generous and light-filled lounge, perfect for relaxing. Continuing through the hall leads to a well-proportioned kitchen fitted with sleek gloss cabinetry, ample worktop space, and room for dining, making it a practical and sociable heart of the home. A couple of steps down reveal a versatile additional room, ideal as a utility or laundry space to neatly conceal appliances, with further potential for use as a home office, hobby room, or storage area; from here you also have access via a side door to the alleyway and patio doors opening onto the rear garden. Completing the ground floor is a convenient downstairs WC. Upstairs, the property boasts three excellent-sized bedrooms, including a spacious master bedroom with fitted wardrobes, all served by a stylish and contemporary family bathroom featuring a bathtub, separate double shower cubicle, and modern tiling. Externally, the rear garden is a superb size and designed for easy maintenance, with tiered lawned sections, a patio area for outdoor seating, and planted borders with established shrubs adding greenery and charm. Offered with no upward chain and currently vacant, this property presents a brilliant opportunity for buyers to move straight in and make it their own in a highly convenient and sought-after location.

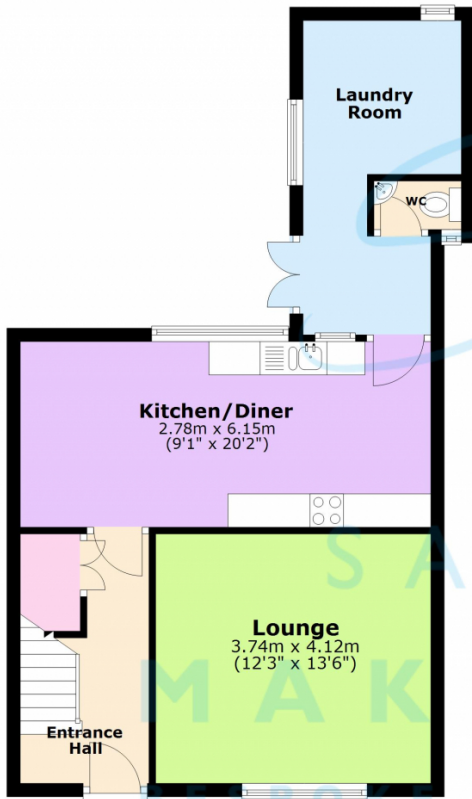
Contact Samuel Makepeace Bespoke Estate Agents Today!

Disclaimer:

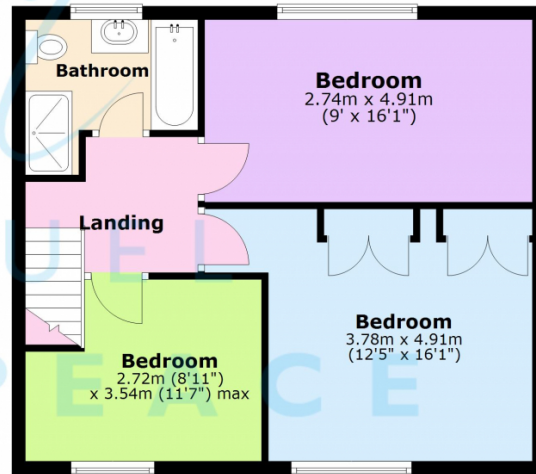
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Ground Floor



First Floor



Total area: approx. 101.6 sq. metres (1093.3 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Oliver Road, Hartshill, Stoke-on-Trent

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