Tinsley Garner
independent property expertise

11, Parkhall Road, Stoke-On-Trent, ST3 5HB

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£175,000

SENISBLY PRICED - NO UPWARD CHAIN
A mature semi detached family home set in a popular and sought after location. Offering spacious accommodation comprising: entrance hall, living room, kitchen diner, three bedrooms and a family bathroom. Set in a good size plot with plenty generous off road parking, also benefitting from a south facing rear garden and gas combi boiler central heating. The property is conveniently located within close proximity to local shops, schools and other amenities along with easy access to commuter routes.
Early viewing essential.

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Entrance Hall
A uPVC part obscure double glazed front door opens to the hallway. With tile effect vinyl flooring, doorway to the living room and access to the first floor stairs.

Living Room
A spacious reception room offering a modern fire surround with inset electric fire, bay window to the front elevation, ceiling coving, radiator, carpet, BT Open Reach and TV connections, doorway to the kitchen diner.

Kitchen Diner
Fitted with a range of white finish wall and floor units, contrasting work surfaces with tiled splash-backs, inset stainless steel sink and drainer with chrome swan neck chrome mixer tap. Two uPVC double glazed windows overlooking the rear garden, radiator, planked wood effect vinyl flooring, understairs store and wooden part obscure glazed external door opening to the side aspect..

Appliances including: ceramic electric hob with extractor hood and light above, integral electric oven, plumbing for a washing machine and space for additional appliances.

First Floor

Stairs & Landing
With window to the side of the property, radiator, loft access and carpet throughout.

Bedroom One
Offering a uPVC double glazed window overlooking the rear garden, carpet, radiator and TV connection.

Bedroom Two
With uPVC double glazed window to the front aspect, carpet, radiator and TV connection.

Bedroom Three
With Upvc double glazed window to the front elevation, radiator, TV connection and carpet.

Bathroom
Fitted with a suite comprising: low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, standard bath, panel and shower screen with chrome showerhead mixer tap. Part Showerwall clad walls, uPVC obscure double glazed window to the rear of the property, towel radiator, extractor fan and tile effect vinyl flooring.

Outside
The property is approached via a block paved driveway providing generous off road parking

Front
With lawn, mature hedgerow, stocked flowerbed and open porch with coach light before the front door. There is side access to the rear garden via a wooden gate.

Side & Rear
Enjoying a south facing rear aspect and offering timber decked patio areas, paved pathways, lawn, mature hedgerow, shrubs, timber fence panelling and external power connections.

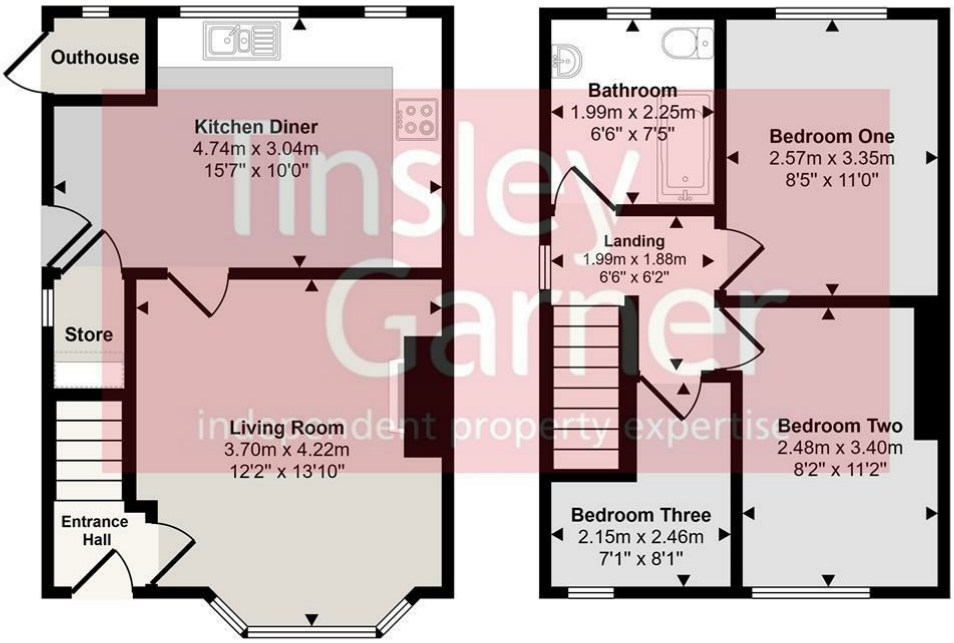
Outhouse with wall mounted Vokera Excel 29 gas combi central heating boiler.

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band B
No upward chain.

Services
Mains gas, water, electricity and drainage.
Gas combi central heating

Viewings
Strictly by appointment via the agent

Approx Gross Internal Area
67 sq m / 717 sq ft

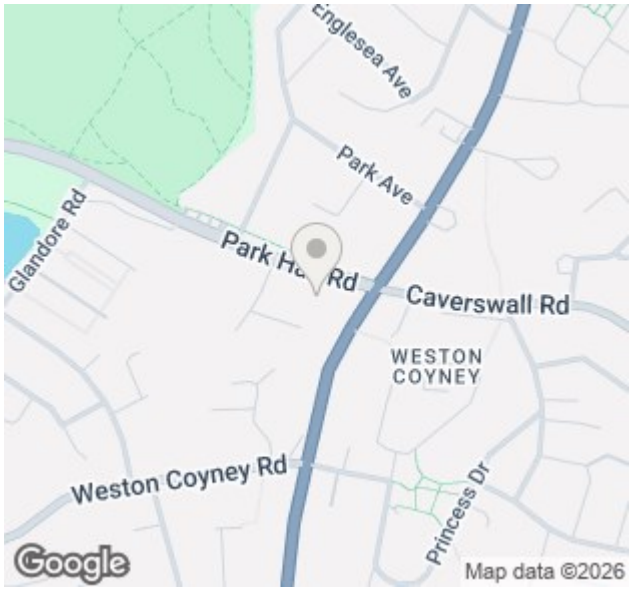


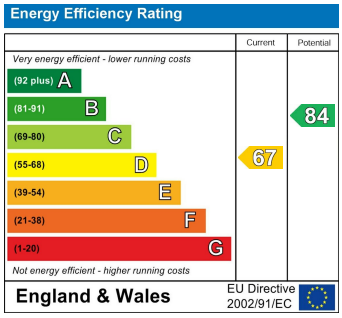
Ground Floor
Approx 34 sq m / 364 sq ft

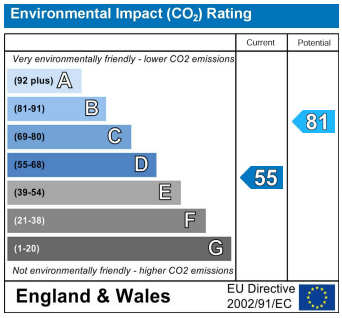
First Floor
Approx 33 sq m / 352 sq ft

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.







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