



| Hanley | Stoke-on-Trent | ST1 3GA

£179,000

STYLISH MODERN FAMILY HOME, DECEPTIVELY SPACIOUS, GREAT LOCATION.

This very well presented property occupies a pleasant position within a much sought after modern development on the periphery of the City Centre. Local amenities, schools, commuter and transport networks are all within easy reach. The accommodation comprises, entrance hall, cloakroom w/c, open plan living area with fitted kitchen, lounge and dining area, three double bedrooms, en-suite and family bathroom. Gas central heating, double glazing, rear garden and allocated parking. Viewings are strongly recommended.

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Property Description

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PLEASE NOTE THAT ALL MARKETING MATERIAL / PHOTOGRAPHS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT CURRENTLY REPRESENTATIVE OF THE INTERNAL LAYOUT / PRESENTATION

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ENTRANCE HALL

Composite entrance door to the front elevation.

OPEN PLAN LIVING AREA

26' 11" x 16' 4" (8.208m x 4.990m) Fitted with a range of modern base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and extractor fan. Integral fridge freezer and dishwasher. Laminate style floor, two radiators, television point and upvc double glazed windows to the front and rear elevations.

DINING ROOM

11' 4" x 7' 2" (3.464m x 2.201m) Radiator, tiled floor, upvc double glazed window and French patio doors leading to the rear garden.

CLOAKROOM /WC

6' 3" x 3' 2" (1.923m x 0.982m) Low level w/c, pedestal wash hand basin, tiled floor and radiator.

MASTER BEDROOM

15' 9" x 8' 4" (4.805m x 2.558m) Radiator and upvc double glazed window to the front elevation & fitted wardrobe.

EN - SUITE

Shower, wash basin, low level WC & radiator

BEDROOM TWO

8' 8" x 11' 0" (2.659m x 3.365m) Radiator and upvc double glazed window to the rear elevation & fitted wardrobe.

BEDROOM THREE

7' 3" x 11' 4" (2.226m x 3.479m) Radiator and upvc double glazed window to the rear elevation.

BATHROOM

7' 7" x 5' 5" (2.325m x 1.668m) Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Heated towel rail, tiled walls and floor, upvc double glazed window to the front elevation.

EXTERIOR

Rear paved patio garden with gated access leading to off road parking area with allocated parking space and visitor parking.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

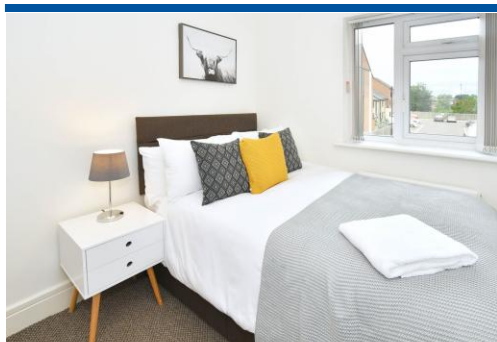
Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

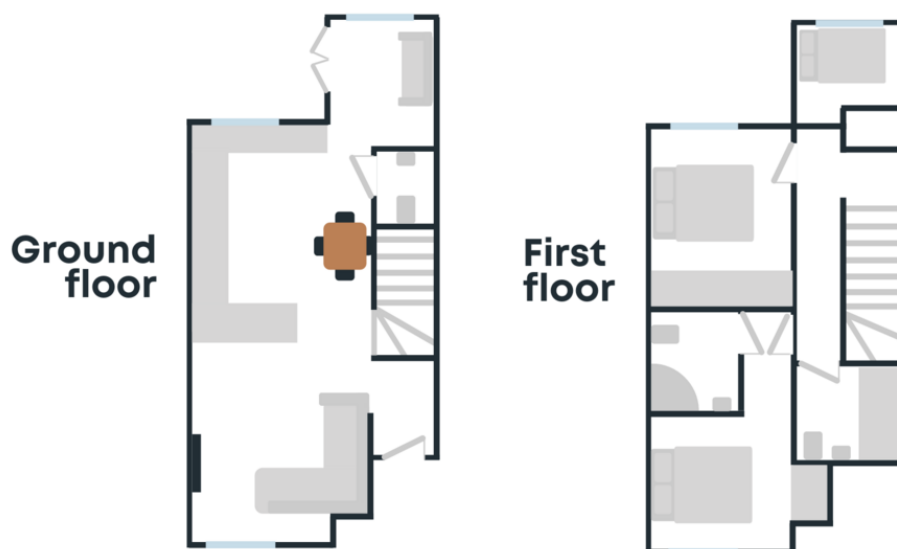
Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.





Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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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 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