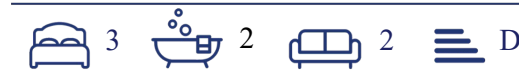




STEPHENSON BROWNE

Thistley Hough, Stoke-On-Trent

ST4 5HX



£250,000

DESCRIPTION

Located on the ever-popular Thistley Hough, this spacious and well-presented three-bedroom property is offered for sale with no onward chain, making it an ideal opportunity for first-time buyers, families, or investors. The property is conveniently positioned close to local amenities and well placed for access to Stoke-on-Trent city centre, Hanley, Stoke town, Staffordshire University, and the Royal Stoke University Hospital, with excellent transport links via the A500 and A53 providing easy commuter access. Upon entering the property, you are welcomed into a generous entrance hallway providing access to the main ground floor accommodation. The ground floor comprises two well-proportioned reception rooms, a kitchen, and a convenient WC. To the front of the property is a bright and inviting main reception room, featuring a large bay window that fills the space with natural light. To the rear, the second reception room benefits from sliding doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor living. Both reception rooms offer flexible use and could easily function as sitting rooms or dining rooms, depending on individual needs. The kitchen is bright and well-positioned, offering direct access out to the rear garden and providing a practical and functional space with plenty of natural light. To the first floor, accessed via an open landing, there are three generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes and a private ensuite shower room, while the remaining two bedrooms also feature built-in storage and large windows, enhancing the light and airy feel throughout the property. The first floor is completed by a shower room. Externally, the property enjoys both front and rear gardens, with the rear garden offering a private outdoor space ideal for seating and



recreation. The garden also provides access to a brick-built storage shed, adding useful additional storage.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

11'2" x 3'6"

Kitchen

13'8" x 8'10"

Reception Room

14'6" x 11'6"

Living Room

13'8" x 13'4"

W.C.

2'11" x 2'10"

Brick Outbuilding

3'5" x 5'0"

First Floor

Bedroom One

11'6" x 10'10"

Bedroom Two

12'1" x 13'10"

Ensuite

5'5" x 5'0"

Bedroom Three

11'6" x 9'2"

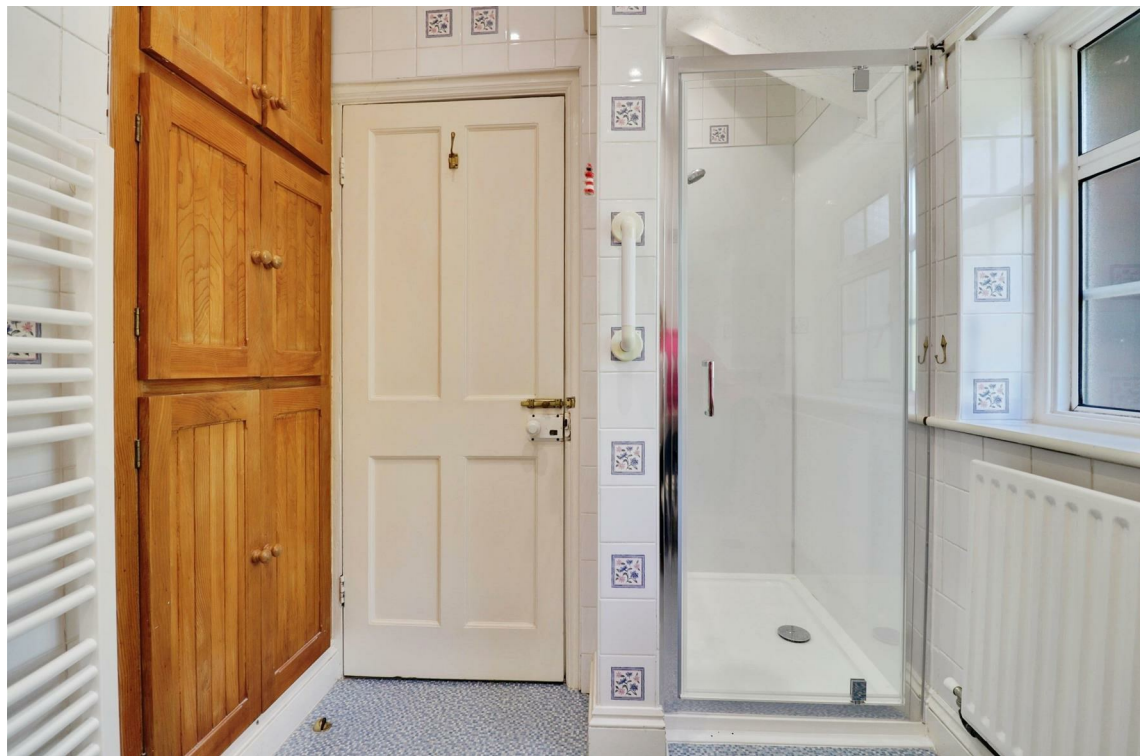
Shower Room

10'0" x 6'11"

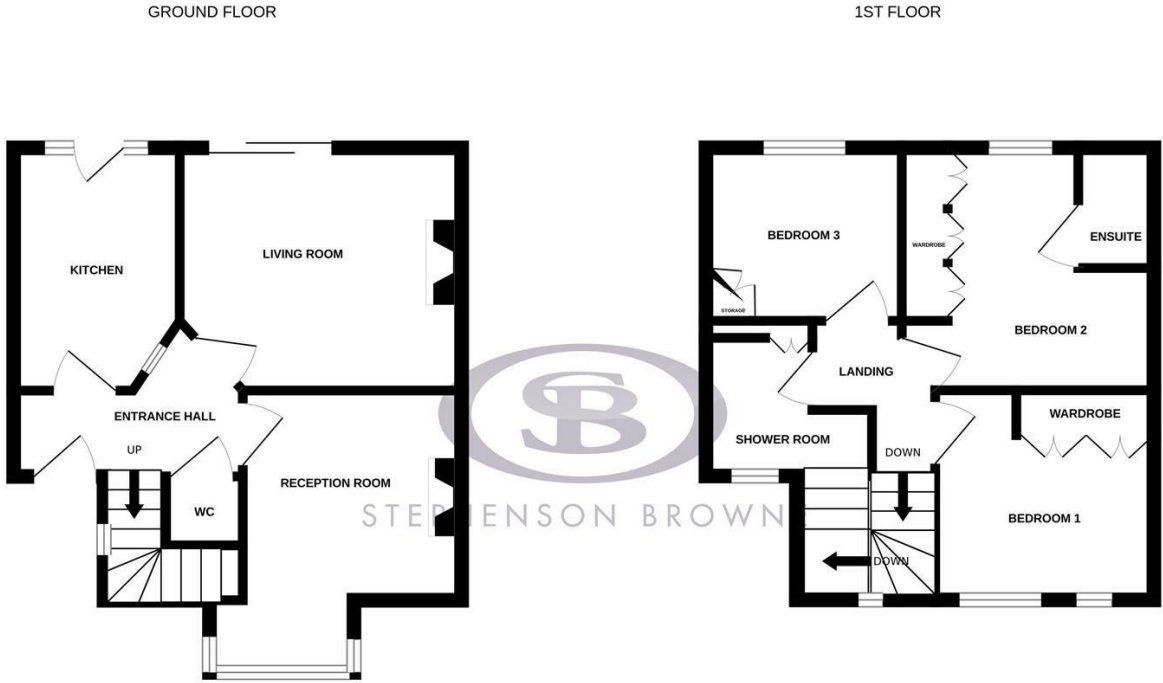
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Floorplans



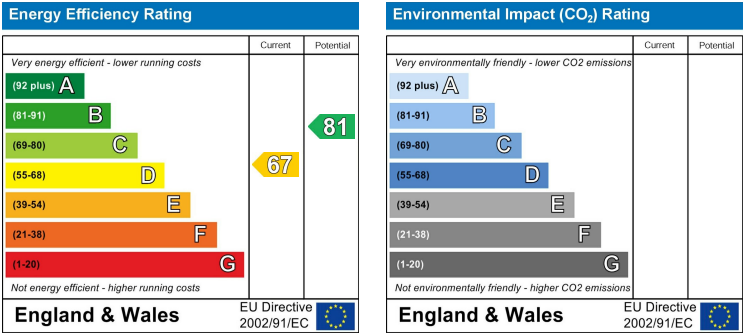
01782 625734

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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