



3 Finch Place, Brindley Ford, Stoke-On-Trent, ST8 7RE

£155,000

3 Finch Place, Stoke-On-Trent ST8 7RE

Well-Proportioned Three-Bedroom Mid Town House with a detached Garage, spacious accommodation and a modern Bathroom.



Council Tax Band: A



This spacious three bedroom mid-town house presents an excellent opportunity for families, first-time buyers, or investors alike, offering generous accommodation, practical outdoor space, and a pleasant open outlook to the front.

Occupying a pleasant position overlooking an open lawned frontage, the property enjoys a light and airy feel from the outset. An entrance hall leads into a well-proportioned lounge diner with dual aspect windows, ideal for both everyday living and entertaining. To the rear, the kitchen diner provides ample cupboard space and room for dining, creating a practical and sociable family hub.

To the first floor there are three good-sized bedrooms along with a recently refurbished, modern family bathroom, finished with contemporary tiling and fittings. The property is further enhanced by a modern gas fired central heating boiler, ensuring energy efficiency.

Externally, the home benefits from a low maintenance, enclosed rear garden with gated access leading to the front of the detached garage and driveway. The garage has been re-roofed and fitted with a recently installed garage door, offering secure parking or valuable additional storage.

Situated within the popular Brindley Ford area, the property enjoys a well established residential setting, with open green spaces nearby, including Biddulph Valley Walkway & Chatterley Whitfield heritage park, ideal for walking and outdoor leisure. Local schools, shops and everyday amenities are within easy reach, while road links provide convenient access to surrounding towns and commuter routes. A well-balanced family home with scope to personalise and no upward chain, an early viewing is highly recommended.

Entrance Hall

Having a UPVC double glazed front entrance door, with double glazed panelling, stairs to first floor landing.

Lounge

17'9" x 9'10"

Having dual aspect, UPVC double glaze windows, laminate flooring, two radiators.

Dining Kitchen

17'10" x 10'0"

Having a range of wall mounted cupboard and base units, with fitted worksurface over, incorporating a single drainer stainless steel sink unit with mixer tap over. Dual Aspect Upvc double glaze windows, space for electric cooker, plumbing for washing machine, built in pantry store, radiator, defined dining area. Extractor fan.

Rear Vestibule

Having grey laminate flooring, radiator. Timber glazed door giving access to the rear porch having a UPVC double glazed door giving access to the rear garden.

First Floor Landing

Having access to loft space, airing cupboard housing Worcester Bosch gas fired central heating boiler. shelving.

Bathroom

5'4" x 10'1"

reducing to 2.09m - Having a modern suite; comprising of shower bath with over bath thermostatically statically controlled shower, with additional rainfall showerhead inset shelving, vanity wash hand basin unit with countertop sink and mixer tap over, WC with concealed cistern and flush controls. 2 UPVC double glaze obscured windows to the rear aspect, LED lighting to UPVC clad ceiling, extractor fan, fully tiled walls, chrome heated towel radiator.

Bedroom One

10'0" x 12'2"

Having a UPVC double glazed window to the front aspect, radiator.

Bedroom Two

10'2" x 9'9"

Having a UPVC double glazed window to the front aspect, radiator, built in wardrobe store with shelving and hanging rail.

Bedroom Three

7'3" x 6'8"

Having a Upvc double glaze window to the rear aspect, radiator, grey wood effect flooring. Built in wardrobe store with hanging rail and shelving.

Externally

Extending to the rear of the property there is a fully enclosed low maintenance paved yard, having gated access out towards the rear driveway also giving access to the detached garage. The detached garage has a metal up and over door and a side access door into the garden.

To the front aspect, there is an open lawn with a central pathway leading to the front of the property.





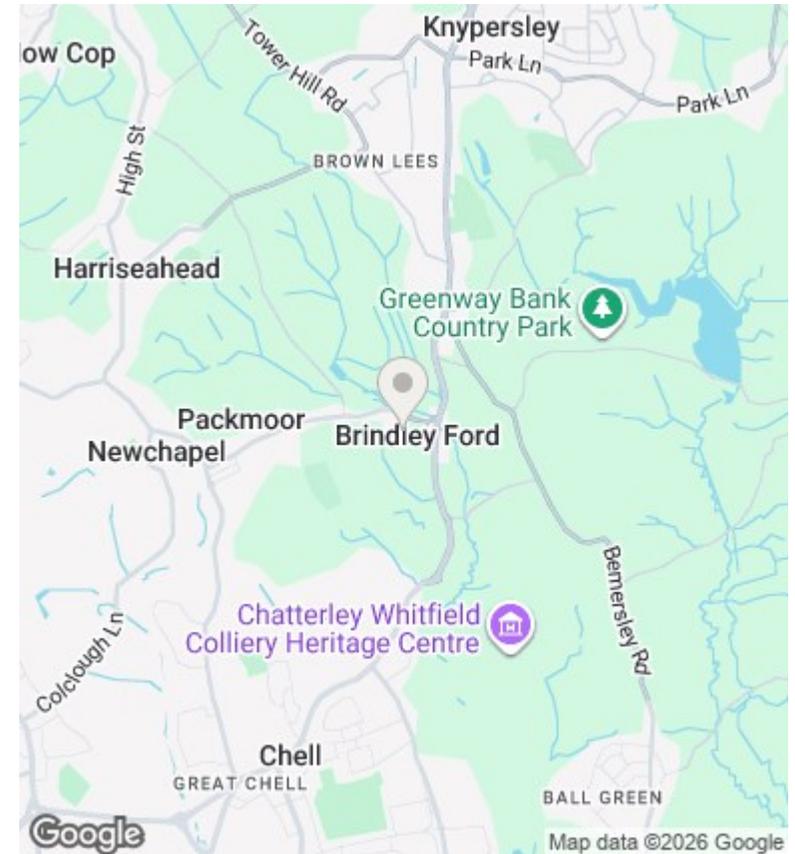
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A



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