



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

£160,000

STYLISH MODERN FAMILY HOME, GREAT LOCATION, NO UPWARD CHAIN.

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



## Property Description

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### OPEN PLAN LIVING AREA

Composite entrance door to the front elevation,

### CLOAKROOM W/C

Low level w/c, pedestal wash hand basin, radiator, extractor fan and upvc double glazed window to the front elevation.

### KITCHEN AREA

13' 9" x 11' 10" (4.19m x 3.61m) Fitted with a range of base units, drawers and 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, dishwasher and washing machine. Radiator and upvc double glazed window to the front elevation.

### LOUNGE AREA

15' 2" (max) x 13' (4.62m x 3.96m) Three radiators, under stairs storage cupboard, upvc double glazed window and French patio doors leading to the rear garden.

### FIRST FLOOR LANDING

Loft access

### MASTER BEDROOM

8' 11" x 7' 11" (2.72m x 2.41m) Fitted wardrobes with sliding mirror doors, radiator and upvc double glazed window to the front elevation.

### ENSUITE

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w/c. Heated towel rail, part tiled walls and extractor fan.

### BEDROOM TWO

9' 10" x 7' 11" (3m x 2.41m) Radiator and upvc double glazed window to the rear elevation.

### BEDROOM THREE

8' 5" x 7' 0" (2.57m x 2.13m) Radiator and upvc double glazed window to the front elevation.

### BATHROOM

Three piece suite comprising panelled bath with mixer shower above, pedestal wash hand basin and low level w/c. Heated towel rail, part tiled walls, extractor fan and upvc double glazed window to the rear elevation.

### EXTERIOR

To the rear of the property there is a paved patio, enclosed garden with timber storage shed and gate for access with parking beyond.

### AGENTS NOTES

We have been advised by the vendor that this is a leasehold property with 89 years remaining on the lease (99 years from 2016) The service charge is £240 per annum and the ground rent is £125.39 per annum (purchasers are advised to confirm all charges with their solicitor)

## 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.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

## Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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01782 622677

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