

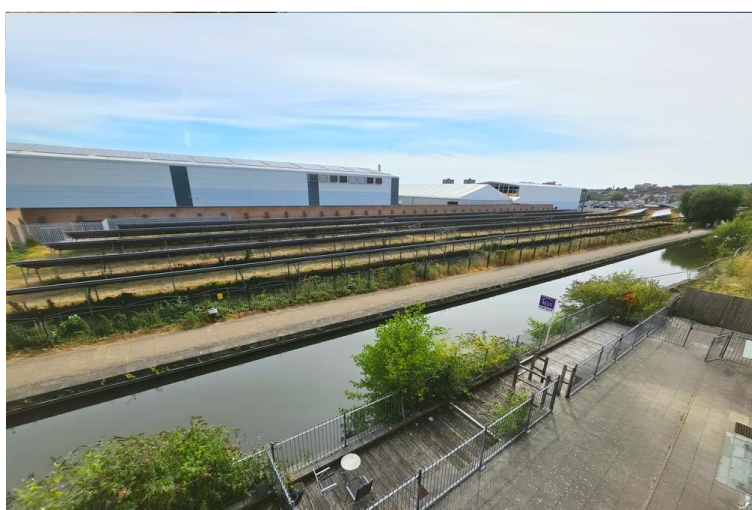
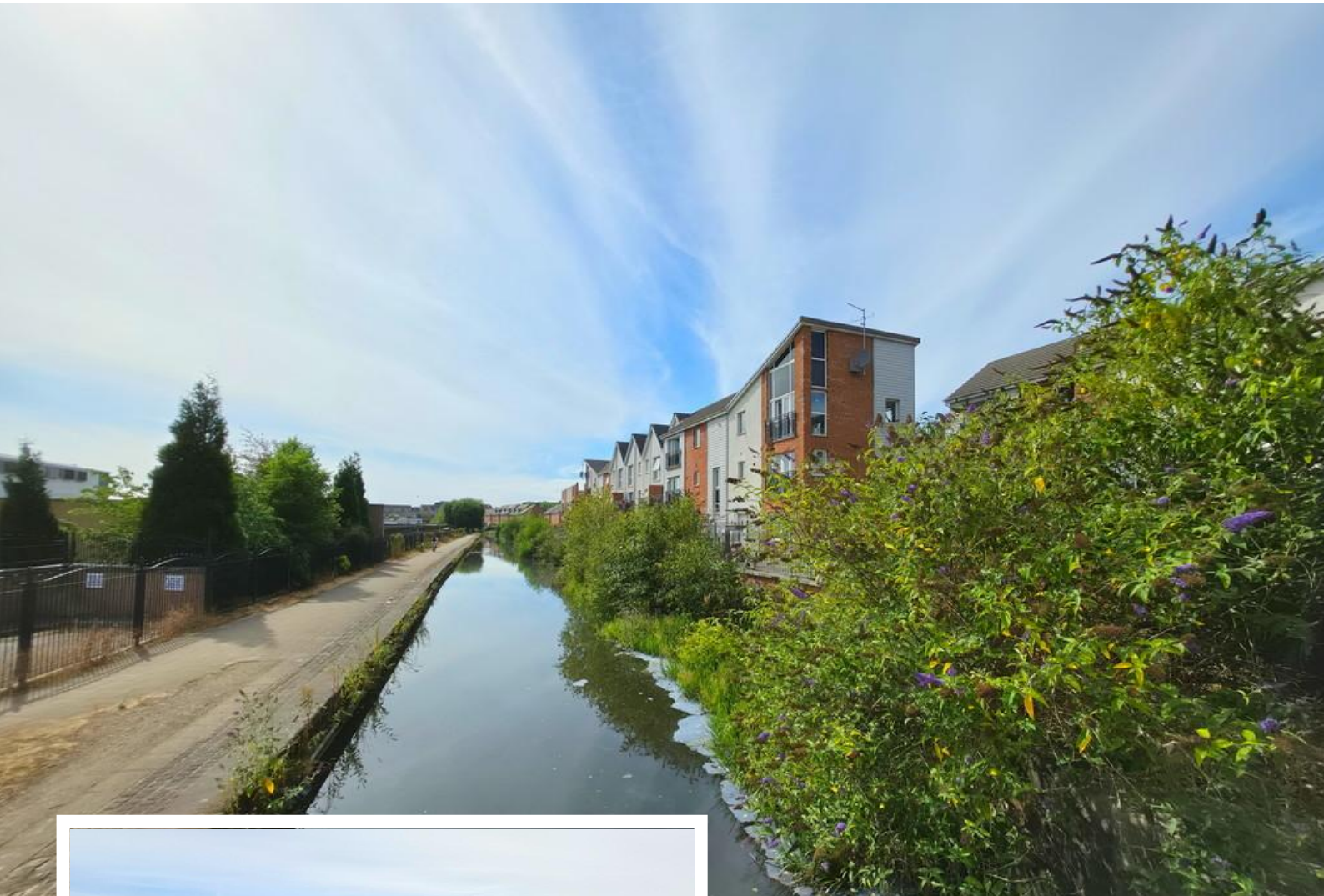


Lock Keepers Way
Hanley, ST1 3NS

- A SPACIOUS FAMILY HOME
- ACROSS THREE STOREYS
- CANAL SIDE LOCATION & OUTLOOK
- FOUR BEDROOMS
- INTEGRAL GARAGE & EXTRA ROOM
- GROUND FLOOR W.C, BATHROOM & ENSUITE
- DRIVEWAY FOR PARKING
- CUL DE SAC LOCATION YET CLOSE TO AMENITIES

£190,000





Property Description

INTRO

New on the market, and not one to miss! A spacious FAMILY SIZED town house SITTING ON THE CANAL SIDE of Lock Keepers Way - Having FOUR BEDROOMS (With easy potential to make a fifth), NO CHAIN and located on a cul de sac tucked away road, yet within easy access to the amenities of Hanley and road links across the city! Comprising entrance hall, potential fifth bedroom/ office, small integral garage, cloaks/w.c, and a great sized kitchen with two defined areas for dining/ leisure. To the first floor are two bedrooms, the lounge with balcony to the canal, and a family bathroom, and to the second floor are two double bedrooms, and an ensuite. UPVC double glazing and gas central heating from a Glowworm condensing boiler. Driveway to the front. Amazing potential to easily modernise with some cosmetic updating to make it your own! Freehold tenure. Take in those views, then pick up the phone and get your viewing booked in immediately, this one must be seen to be properly appreciated!



DIRECTIONS

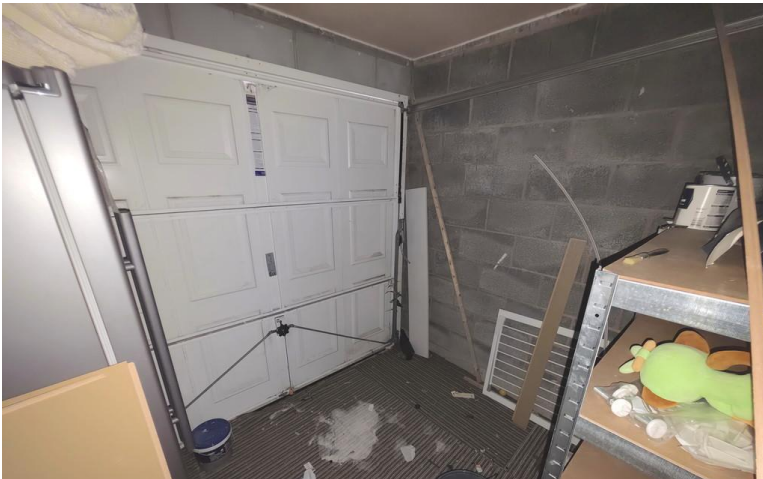
Please use postcode ST1 3NS for Sat Nav/ Google Maps. From Ivy House Road, turn into Poundlock Avenue. Take the first left entering Lock Keepers Way, and left into the cul de sac where the property can be then found on the right hand side, as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

14' 10" x 6' 4" (4.52m x 1.93m)

Front composite entrance door. Electric consumer unit. Radiator. Staircase to the first floor. Laminate flooring.



OFFICE/ POTENTIAL BEDROOM FIVE

9' 8" x 8' 10" (2.95m x 2.69m)

Originally the integral garage, with partitioned wall, radiator and door to make it a useful room. Laminate flooring. If a window was put in, it would make an ideal ground floor bedroom, or could be converted back to the full garage room if required. Door to:

INTEGRAL GARAGE/ STORE

9' x 7' (2.74m x 2.13m)

Up and over front entrance door.



CLOAKS/ W.C

5' 6" x 3' (1.68m x 0.91m)

Low level W.C with wash hand basin. Laminate flooring. Mini radiator.

KITCHEN/ DINING ROOM

16' 4" x 15' 8" (4.98m x 4.78m)

A spacious family kitchen diner, with two defined spaces for dining and/or leisure. Comprising a well presented fitted kitchen with base and wall mounted cupboard units. Integrated tall standing fridge freezer. Single drainer sink unit. Electric oven/ grill and hob with fitted extractor over. Space/ plumbing for a washing machine. Laminate flooring. Two radiators. Door to small store cupboard with shelves. Window to the rear, and double French doors to the rear garden.



FIRST FLOOR LANDING

Door to cupboard housing immersion cylinder tank.

LOUNGE

15' 9" x 10' 11" (4.8m x 3.33m)

Windows and Juliet balcony to the rear, with the lovely canal side outlook. Radiator.



FAMILY BATHROOM

8' 7" x 6' 8" (2.62m x 2.03m)

A panelled bath, with mains pressure shower fitting above. Splash back tiling. Low level W.C and wash hand basin. Radiator. Cushion flooring.

BEDROOM THREE

11' 1" x 8' 7" (3.38m x 2.62m)

Window to the rear, radiator.

BEDROOM FOUR

6' 11" x 6' 2" (2.11m x 1.88m)

Window to the front, radiator. A smaller room, ideal for an office or child's nursery.



SECOND FLOOR LANDING

Door to the store cupboard also housing Glow Worm gas condenser head boiler unit.

BEDROOM ONE

15' 9" x 11' (4.8m x 3.35m)

Two windows to the rear. Radiator. Fitted wardrobes, Door to:

ENSUITE

8' 6" x 6' 8" (2.59m x 2.03m)

An enclosed shower cubicle with mains pressured shower. Low level W.C. Wash hand basin. Cushion flooring. Radiator.



BEDROOM TWO

15' 11" x 11' 3" (4.85m x 3.43m)

Two windows to the front. Radiator. Fitted wardrobes.

EXTERNALLY

FRONT/ DRIVEWAY

A tarmac driveway provides parking to the front. Shrub border, and a paved pathway to the front door.

REAR GARDEN

A paved patio rear garden, with steps down to a decking area, with safety railings. A canal side garden with a lovely outlook and nice potential to make your own.

TENURE

The property is of FREEHOLD tenure. We do understand there are some service charges for the grounds, details of which are awaited to be confirmed by our vendors.





VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

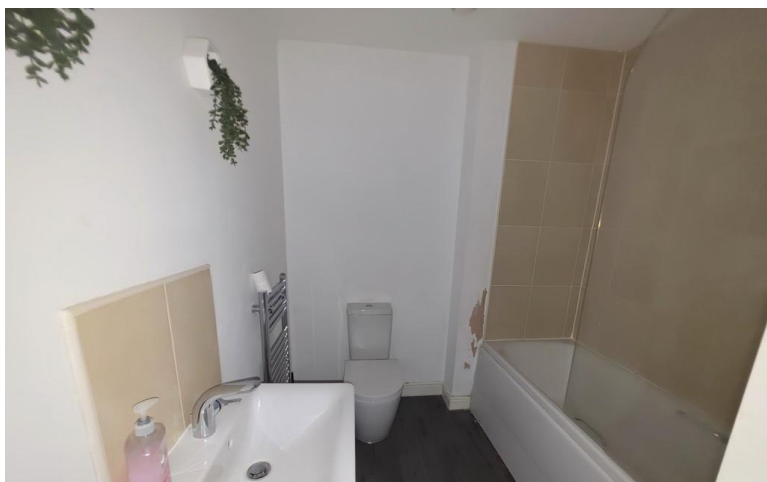
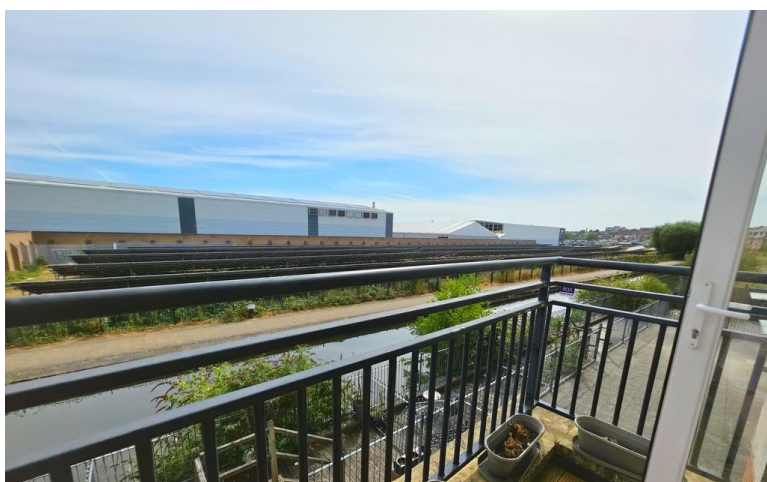
LOCAL AUTHORITY

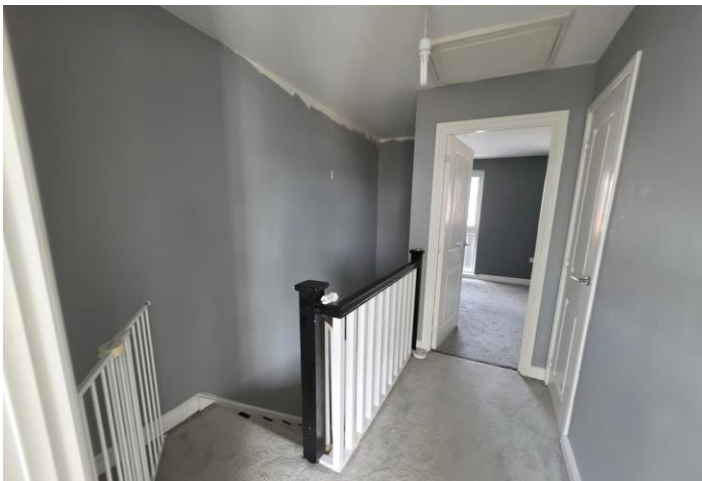
Stoke on Trent City Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 72C Potential: 86B









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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