



Phillipson Way
Smallthorne, ST6 1RR

- AN EXCELLENT SIZED FAMILY HOME
 - SEMI DETACHED HOUSE
 - THREE BEDROOMS, BEAUTIFULLY PRESENTED
 - ENTRANCE HALL, LOUNGE INTO DINING ROOM
 - CONSERVATORY/ GARDEN ROOM
 - MODERN KITCHEN & BATHROOM
 - FRONT DRIVEWAY & STUNNING REAR GARDEN
 - DETACHED GARAGE TO REAR
- £199,950**





Property Description

INTRO

A beautifully presented semi detached family sized house, offering absolutely excellent value for money! Comprising **THREE BEDROOMS**, a through lounge/ dining room and a nice addition of a conservatory/garden room. Entrance hall, fitted kitchen, and modernised bathroom suite, with boarded out useful loft area. Benefitting from a block paved driveway with parking for several vehicles, and to the rear are the stunning landscaped gardens which need to be seen to be appreciated, with detached garage. UPVC double glazing and gas central heating from a Baxi combi boiler. Situated in a tucked away, yet highly convenient location to amenities and road links across the city. Don't wait around to contact us as we expect this to be most popular!



DIRECTIONS

Please use postcode ST6 1RR for Sat Nav/ Google Maps. From the A5272 Hanley Road, proceed down Esperanto Way and turn right into Haven Avenue. Turn immediately left into Phillipson Way where the property can be found on the left hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

13' 1" x 6' (3.99m x 1.83m)

UPVC front entrance door, radiator. Vinyl floor tiling. Staircase to the first floor, with useful open understairs area, also having cupboard housing electric consumer unit and meter. Door to:

LOUNGE/ DINING ROOM

24' 5" x 11' 5" (7.44m x 3.48m)

A spacious living room with defined further section being a dining area. Window to the front, and sliding patio doors to the conservatory. Electric fire, two radiators. Open archway from the dining area, leads to the kitchen. Carpeted flooring to the lounge and laminate flooring to the dining area. Coving to the ceiling. Two light fittings.

CONSERVATORY

16' 1" x 8' 3" (4.9m x 2.51m)

A sun trap of a conservatory/garden room, currently with feature bar area! UPVC windows and roof windows, and dwarf wall. UPVC rear access door. Laminate flooring.

KITCHEN

11' 6" x 7' 10" (3.51m x 2.39m)

A well fitted kitchen with a nice range of both base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit with window to the conservatory. Splash back tiling. Cupboard housing tall standing fridge/freezer. Space and plumbing for a washing machine. Electric oven/grill with gas hob and fitted extractor hood over. Laminate flooring. UPVC side access door. Cupboard concealing Baxi 800 gas combi boiler.

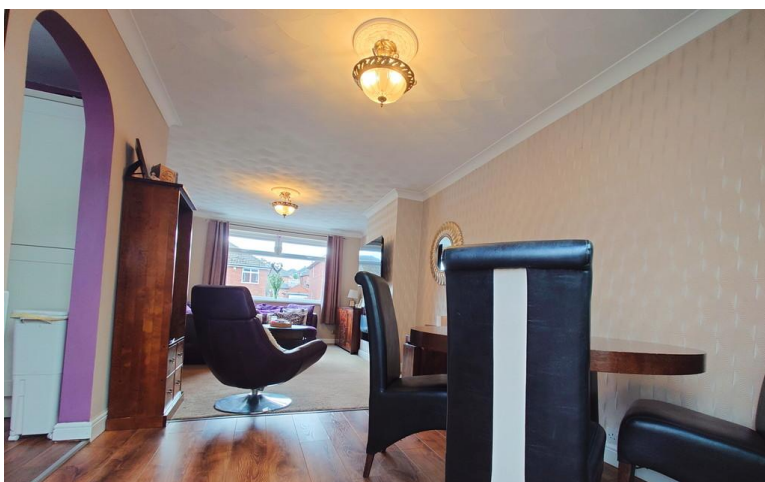
FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

11' x 9' 8" plus wardrobes (3.35m x 2.95m)

Window to the rear with lovely open outlook/ view. Radiator. Sliding wardrobes across one wall.





BEDROOM TWO

11' 7" x 9' 11" (3.53m x 3.02m)

Window to the front, radiator. Access to the loft with hatch and pull down ladder.

LOFT AREA

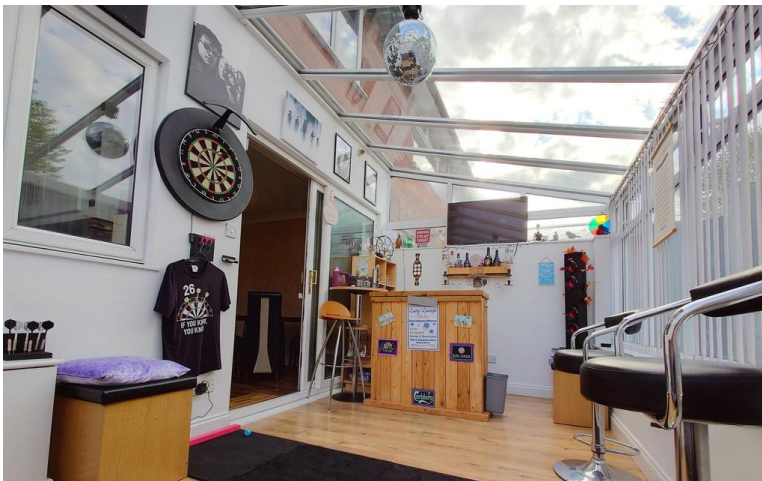
11' 6" x 11' 0" (3.51m x 3.35m)

A boarded out loft area with nice potential. Carpeted and spotlights to the ceiling. Aircon/ heater unit. Further storage to eaves.

BEDROOM THREE

7' 9" x 7' 7" (2.36m x 2.31m)

Window to the front, radiator.



BATHROOM

6' 5" x 5' 5" (1.96m x 1.65 m)

A modernised stunning suite with panelled bath, and mains pressured shower attachment over. Low level W.C and wash hand basin with vanity cabinet. Tiled walls and tiled flooring. Radiator. Frosted window to the rear.

EXTERNALLY

FRONT/ DRIVEWAY

A block paved driveway with parking available for several vehicles. Enclosed with wall to the front and fencing to the sides. Gated access through to the side/rear garden.



REAR GARDEN

A beautiful and enclosed rear garden, featuring paved patio areas, with decking area and a laid to lawn garden. Fencing to the sides and rear.

DETACHED GARAGE

A brick garage with pitched roof, with up and over door. Power and lighting. Own consumer unit for electrics. Storage area above. Please note that car access isn't possible.

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

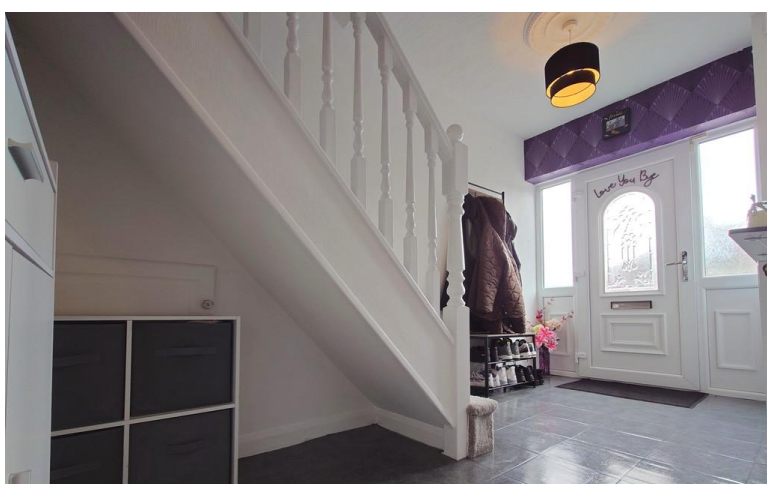




FIXTURES AND FITTINGS

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.

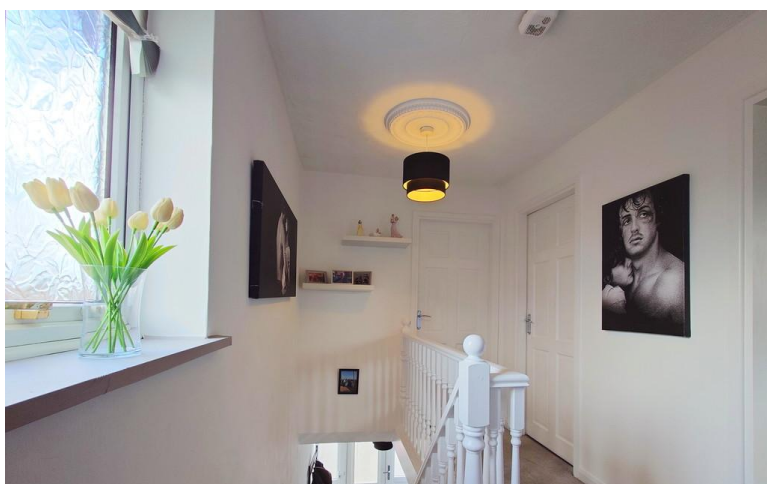


MORTGAGES

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 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: Potential: (TO FOLLOW)







43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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