



Hartshill Road | Hartshill | Stoke-on-Trent | ST4 7NE

£299,995

This well presented individually designed and recently modernised detached family home occupies a spacious, elevated plot within a popular residential location offering excellent access to The Royal Stoke University Hospital, local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge, fitted kitchen, dining room, side porch, three double bedrooms and a shower room. Gas central heating, double glazing, driveway providing ample parking, double garage and a tiered rear garden. Viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Upvc double glazed entrance door to the front elevation, tiled floor, radiator and loft access.

LOUNGE

22' 1" x 13' 11" (6.73m x 4.24m) Feature inset spotlights, television point, radiator and upvc double glazed windows to the front elevation.

KITCHEN

17' 11" x 9' 9" (5.46m x 2.97m) Recently fitted with an extensive range of base units, drawers and matching wall mounted cupboards. Granite worksurfaces incorporating inset stainless steel sink with mixer tap. Built in electric oven, gas hob and extractor fan. Plumbing for a washing machine, radiator, tiled floor, upvc double glazed window to the rear elevation and entrance door leading to the side porch.

DINING ROOM

9' 9" x 9' 9" (2.97m x 2.97m) Tiled floor, radiator, upvc double glazed windows to the front and side elevations.

SIDE PORCH

Tiled floor, upvc double glazed windows and entrance doors to the front and rear elevations.

MASTER BEDROOM

11' 4" x 10' 4" (3.45m x 3.15m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM TWO

11' 2" x 9' 8" (3.4m x 2.95m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE

9' 8" x 8' 4" (2.95m x 2.54m) Radiator and upvc double glazed window to the rear elevation.

SHOWER ROOM

Recently fitted with a three piece suite comprising shower cubicle with rainfall mixer shower, vanity wash hand basin and low level w/c. Heated towel rail, tiled walls and floor, upvc double glazed window to the side elevation.

EXTERIOR

To the front of the property there is a driveway providing ample off road parking and leading to a double garage with twin up and over doors. To the rear of the property there is a paved patio and tiered garden.

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

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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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