



Windlass Square,  
Hanley



**OneAgency**

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# £200,000

A four bedroom town house benefitting from an en suite to the master bedroom! Located conveniently for Hanley City Centre, nearby schools and local commuter links. The accommodation is set out over three floors with a juliet balcony with french doors in the lounge. Ideal for first time buyers or someone looking to upsize. No onward chain!







## Ground Floor

### Reception Room One

4.39m x 3.01m (14' 5" x 9' 11") Entered through the front door, double glazed window to the front, storage cupboard, radiator and carpet flooring.

### Kitchen/Diner

4.40m x 3.12m (14' 5" x 10' 3") A range of wall and base units with worktops, stainless steel sink basin, gas hobs with hood over, double oven, plumbing for a washing machine, sliding door to the rear garden, double glazed window, radiator and tiled flooring.

### Guest W/C

1.71m x 0.90m (5' 7" x 2' 11") A useful downstairs low level W/C with hand wash basin, radiator and tiled flooring.

## First Floor

### Reception Room Two

4.42m x 3.07m (14' 6" x 10' 1") A double glazed window, french doors with juliet balcony, radiator and carpet flooring.

### Bedroom One

3.33m x 3.01m (10' 11" x 9' 11") A double glazed window, radiator and carpet flooring.

### En Suite

3.01m x 0.99m (9' 11" x 3' 3") A walk in shower unit, pedestal hand wash basin, low level W/C, double glazed window, radiator and tiled flooring.

## Second Floor

### Bedroom Two

3.10m x 2.39m (10' 2" x 7' 10") A double glazed window, radiator and carpet flooring.

### Bedroom Three

3.08m x 2.16m (10' 1" x 7' 1") A double glazed window, radiator and carpet flooring.

### Bedroom Four

3.09m x 2.17m (10' 2" x 7' 1") A double glazed window, radiator and carpet flooring.

### Bathroom

2.08m x 1.93m (6' 10" x 6' 4") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and carpet flooring.

### External

A patio paved rear garden with brick-built border and rear gated access.

### Garage

5.43m x 2.69m (17' 10" x 8' 10") A brick-built garage with up and over door.

### Agents Notes

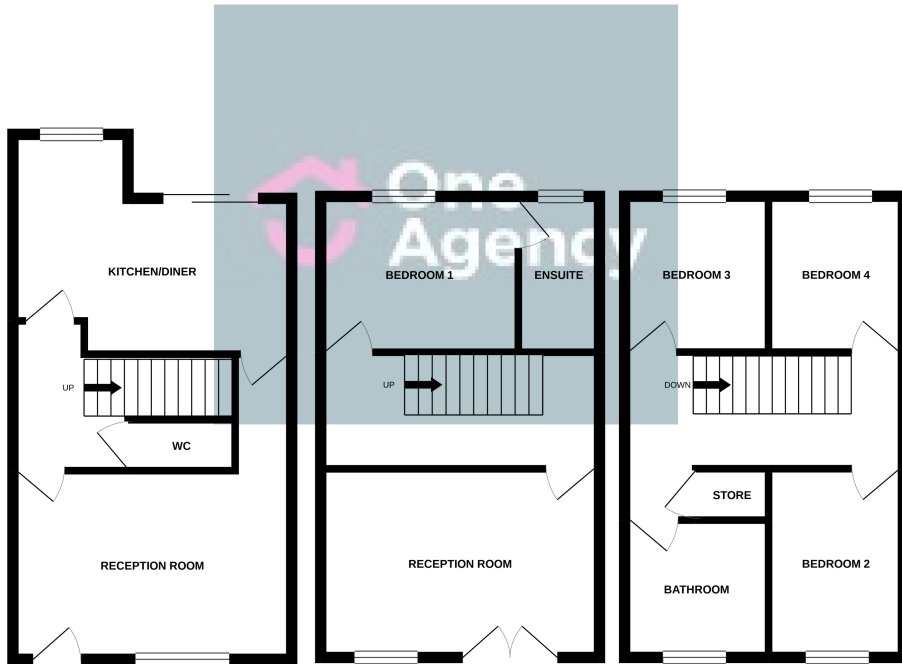
We understand the house is freehold and the garage is leasehold with a 999 year lease which commenced in 2009. We understand the annual charges in connection to this for 1st April 2021 to 31st March 2022 are £340.16. We would recommend that buyers confirm this information via solicitors.



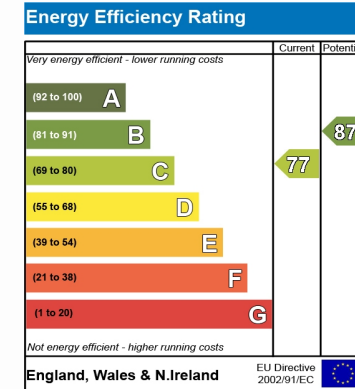
GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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