



Community Drive,
Smallthorne



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £150,000

Traditional Semi detached house with garage, which is offered with no chain involvement. The property is located in a popular residential location, close to local amenities and offers easy access into Hanley City Centre. The property does require some improvement and offers the chance to upgrade to an excellent family home.





GROUND FLOOR

ENTRANCE HALLWAY

Stairs to first floor, radiator, door to front.

THROUGH LIVING/DINING ROOM

7.74m max x 3.52m max (25' 5" x 11' 7")
Double glazed window to front, two radiators,
gas fire.

CONSERVATORY

4.05m x 1.72m (13' 3" x 5' 8") Radiator, tiled
floor.

KITCHEN

3.33m x 2.42m (10' 11" x 7' 11") Fitted kitchen
units, stainless steel sink and drainer unit
with mixer tap, fitted oven and hob, integral
fridge freezer, radiator, under stairs storage.

FIRST FLOOR

LANDING

Double glazed frosted window to side, built in
storage area with boiler.

BEDROOM ONE

3.49m x 2.82m plus wardrobes (11' 5" x 9' 3")
Double glazed window to front, radiator, fitted
wardrobes.

BEDROOM TWO

3.66m x 2.73m (12' 0" x 8' 11") Double glazed
window to rear, radiator, vanity wash hand
basin with storage.

BEDROOM THREE

2.43m x 1.99m (8' 0" x 6' 6") Double glazed
window to front, radiator.

BATHROOM

2.68m x 1.68m (8' 10" x 5' 6") Double glazed
frosted window to rear, shower cubicle with
electric shower, WC, hand wash basin and
bidet, tiled walls, radiator.

ATTACHED GARAGE

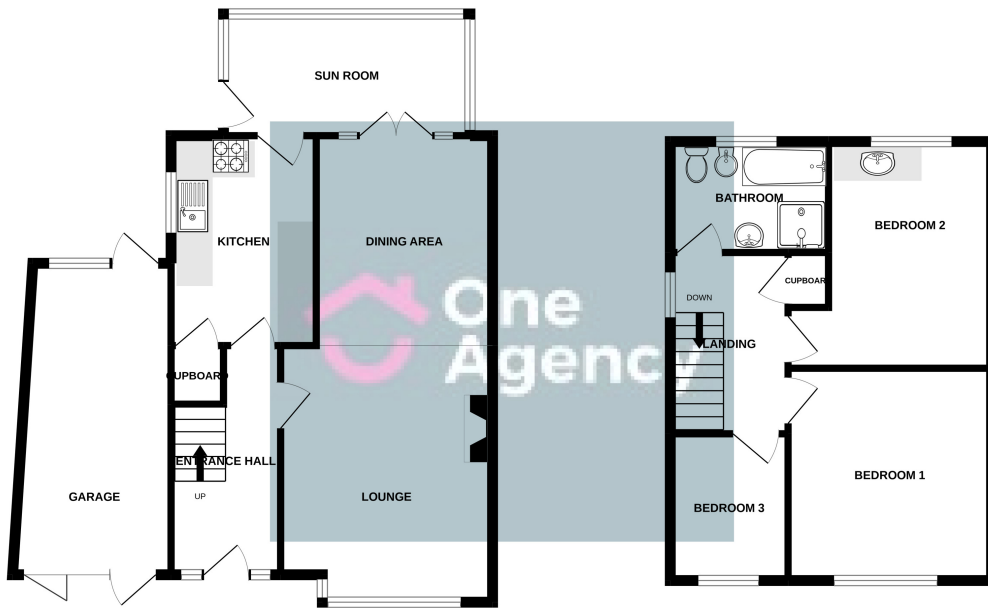
5.15m max x 2.61m narrowing to 2.30m (16'
11" x 8' 7") Window and door to rear, power
and lighting, tap.

OUTSIDE

Blocked paved driveway and attached garage.
Good sized rear garden with established lawn
and block paved patio.


GROUND FLOOR

1ST 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.
Made with Metropix 10/2022

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(56 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.