



South Terrace, Stoke,  
Stoke-on-Trent



**OneAgency**

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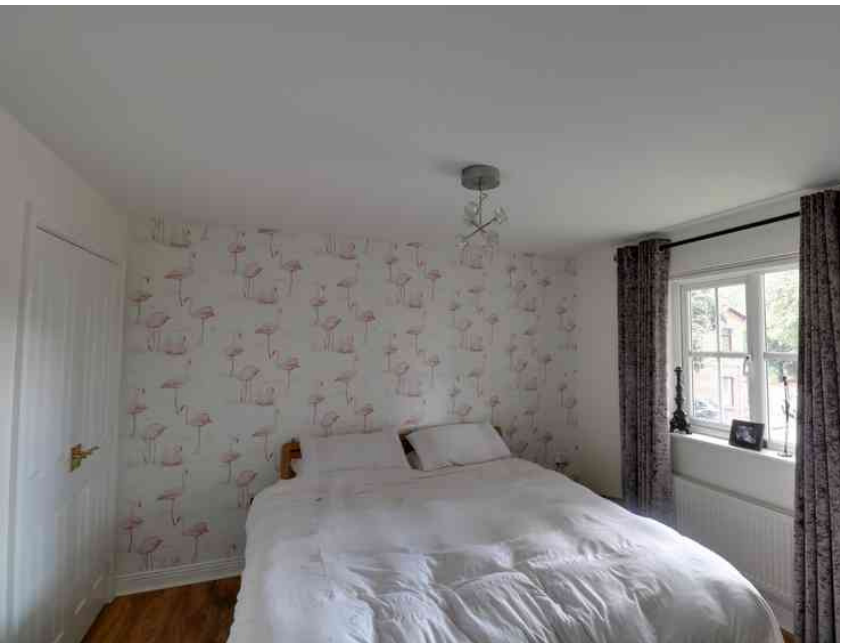




# Offers in the Region of £210,000

Modern detached house situated in a very convenient location for access to the A500 & A50. The property benefits from parking, garage, en suite to master bedroom and garden to the side. Viewing of this family sized property is highly recommended.





## GROUND FLOOR

### HALLWAY

Door to front, stairs to first floor, under stairs storage area.

### LOUNGE

3.48m x 6.85m (11' 5" x 22' 6") Double glazed window to front and side, two radiators.

### CLOAKS

WC, hand wash basin, radiator, double glazed frosted window to rear, radiator.

### KITCHEN/DINER/SITTING ROOM

3.92m x 6.85m (12' 10" x 22' 6") Double glazed window to front and side, door to side, tiled floor, tiled splash backs. Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, integral dishwasher, under unit lighting, two radiators, breakfast bar.

## FIRST FLOOR

### LANDING

Radiator, access to loft, built in storage area with Baxi boiler.

### MASTER BEDROOM

3.43m x 3.44m (11' 3" x 11' 3") Double glazed window to front, built in wardrobes, laminate floor.

## EN SUITE

Double glazed frosted window to front, shower cubicle with mains shower, WC and hand wash basin, heated towel rail.

### BEDROOM TWO

3.19m x 3.44m (10' 6" x 11' 3") Double glazed window to front, radiator, laminate floor, built in wardrobes.

### BEDROOM THREE

3.06m x 2.71m (10' 0" x 8' 11") Radiator, double glazed window to side, built in wardrobes.

### BEDROOM FOUR

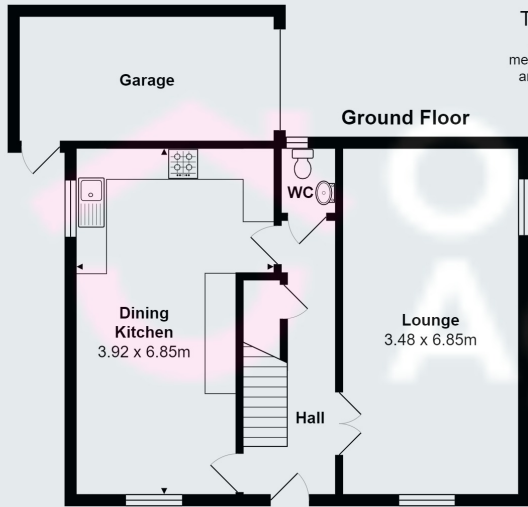
2.82m x 2.71m (9' 3" x 8' 11") Double glazed window to side, radiator.

## BATHROOM

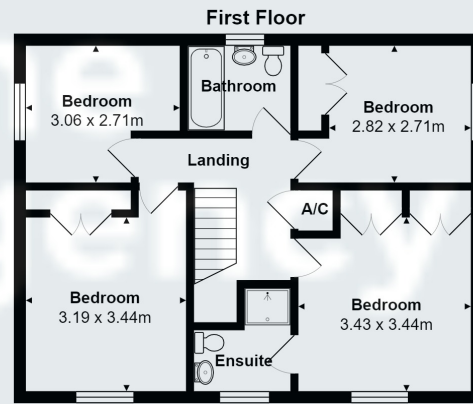
Bathroom suite comprising of panelled bath with mains shower over, WC, hand wash basin, heated towel rail, double glazed frosted window to rear.


## OUTSIDE


Off road parking and garage. Garden area to the side.



Total Area: 133.9 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		87
(81 to 91)	B		
(69 to 80)	C	77	
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100)	A		84
(81 to 91)	B		
(69 to 80)	C	75	
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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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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