



Shipleigh Place,
Smallthorne



OneAgency

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Offers in Excess of £110,000

A family sized semi detached house, situated in a cul-de-sac position with far reaching views. The property benefits from a large rear garden and is offered with no chain. Viewing of this property which is considered ideal for both owner occupiers and landlords is highly recommended.





GROUND FLOOR

Entrance Lobby

Stairs to first floor, radiator, tiled floor, double glazed window to front, door to front.

Living Room

4.46m x 3.47m (14' 8" x 11' 5") Double glazed window and door to rear, radiator, feature fireplace.

Kitchen/Diner

5.45m x 3.09m (17' 11" x 10' 2") Double glazed windows to front and rear, door to side, fitted range of kitchen units, stainless steel sink and drainer unit, fitted oven and hob with extractor above, radiator, tiled flooring, part tiled walls, built in storage.

FIRST FLOOR

Landing

Double glazed window to front, built in storage area with mains eco-compact boiler, access to boarded loft which provides useful storage.

Bedroom One

3.49m x 2.94m (11' 5" x 9' 8") Double glazed window to rear, radiator.

Bedroom Two

3.01m x 2.55m (9' 11" x 8' 4") Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Three

2.36m x 1.65m (7' 9" x 5' 5") Double glazed window to front, radiator.

Bathroom

2.41m x 1.70m (7' 11" x 5' 7") Double glazed frosted windows to side, heated towel rail, bathroom suite comprising of panelled bath with shower above, WC and hand wash basin, tiled walls, tiled flooring.

Outside

Large rear garden with further garden areas to the front.

Agents Notes

We have a floor test available which was carried out in 2007. This information is available on request and buyers are advised to make their own enquiries around this and potentially obtain a new test before proceeding.

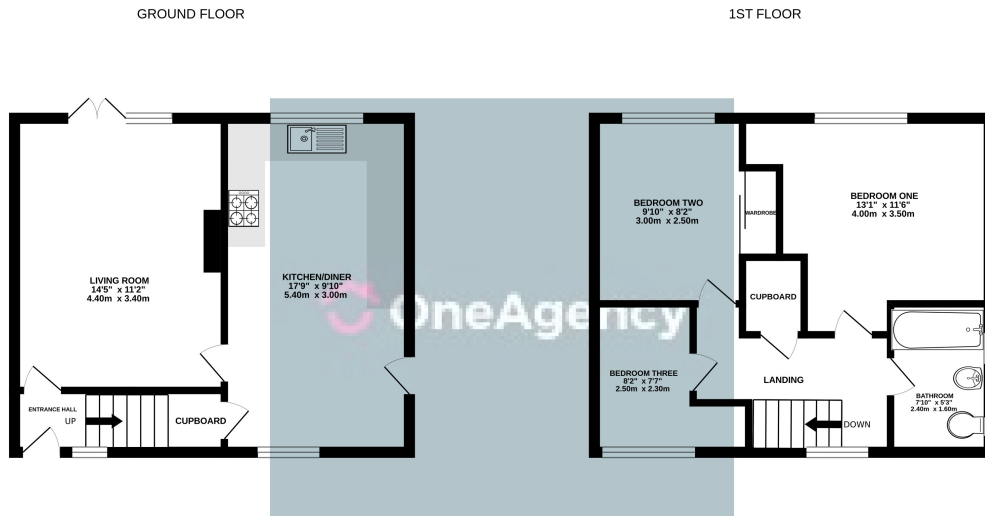
Gas Safety Certificate valid until February 2026 (available on request)

Electrical installation condition report dated September 2024 with an invoice for electrical works dated December 2024 (available on request)

Council Tax Band A

Stoke on Trent Local Council





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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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