



Ernest Tyrer Avenue,  
Hanley



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Excess of £195,000

A modern three bedroom town house on the popular development of Alexander Gate, built by Barratt Homes in 2020. The property benefits from a lounge, modern kitchen/diner with integral appliances and guest w/c to the ground floor. The first floor has three bedrooms, one with an en suite then a separate family bathroom. The property has two off road parking spaces to the front and a low maintenance rear garden mainly laid to lawn with fences borders. Viewing is highly advised!







## Ground Floor

### Hallway

Entered through the front door, radiator and carpet flooring.

### Guest W/C

1.61m x 0.94m (5' 3" x 3' 1") A useful downstairs low level W/C, hand wash basin, radiator and vinyl flooring.

### Lounge

4.93m x 3.58m (16' 2" x 11' 9") A double glazed window to the front, radiator and carpet flooring.

### Kitchen/Diner

4.56m x 3.18m (15' 0" x 10' 5") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, oven with gas hobs and hood over, integral fridge/freezer, integral dishwasher, storage cupboard, french doors to the rear garden, double glazed window, radiator and vinyl flooring.

## First Floor

### Landing

A storage cupboard, radiator and carpet flooring.

### Bedroom One

3.61m x 2.59m (11' 10" x 8' 6") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Two

3.11m x 2.61m (10' 2" x 8' 7") A double glazed window to the rear, radiator and carpet flooring.

### Bedroom Three

2.66m x 1.89m (8' 9" x 6' 2") A double glazed window to the front, radiator and carpet flooring.

### Bathroom

1.90m x 1.70m (6' 3" x 5' 7") A white suite with bath, pedestal hand wash basin, low level W/C, radiator and vinyl flooring.

### External

Front - Two allocated off-road parking spaces to the front of the property.

Rear - A low maintenance lawned rear garden with fenced borders.

### AGENTS NOTES

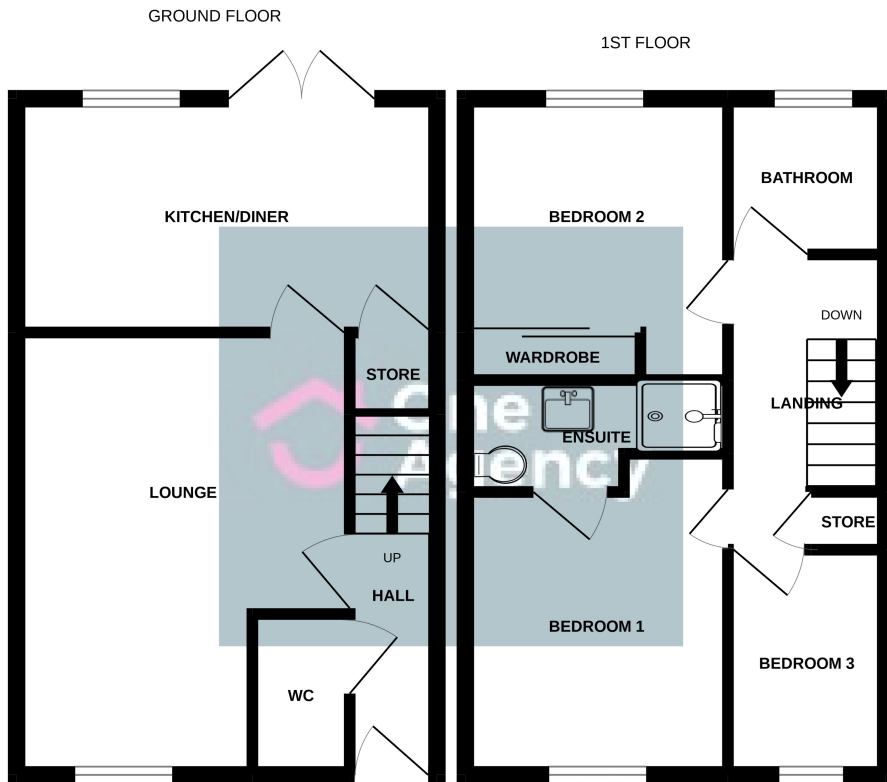
The property is freehold, and a management company is in place who maintain the managed land within the estate. The current annual service charge is £62.50

Council tax information dated 07/07/2022

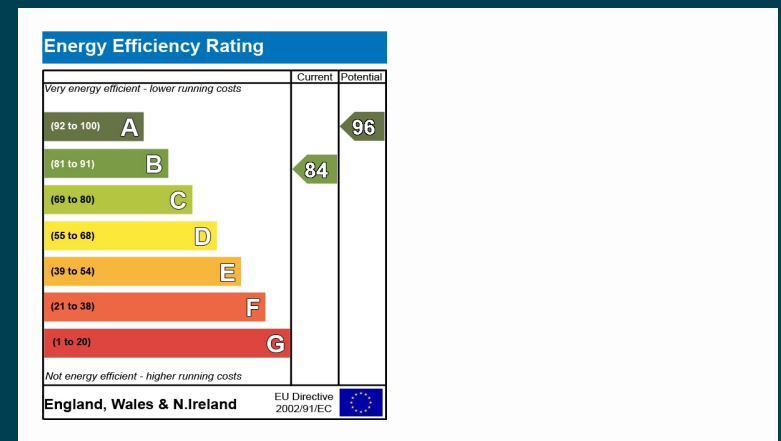
Local Authority Stoke On Trent

Local authority reference number 2067300310

Council Tax band C



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 ©2022



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.