



The Bowling Green,
Stoke-on-Trent



OneAgency

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£180,000

This modern three bedroom detached home is located on a relatively new development of only six detached houses in the heart Goldenhill. The property sits on one of the end plots, with generous space for off road parking. The property comprises of a hallway, lounge, kitchen/diner, utility room and w/c to the ground floor. The first floor has three bedrooms, one with an en-suite and a separate bathroom. Externally the front and rear has a tarmac driveway for off road parking whilst the rear has a patio area and lawned garden. No Chain!





Ground Floor

Hallway

5.04m x 1.95m (16' 6" x 6' 5") Entered through a composite front door, central heating control, alarm panel, storage space under stairs and radiator.

Lounge

4.16m x 2.76m (13' 8" x 9' 1") A double glazed bay window to the front elevation, radiator and carpet flooring.

Kitchen/Diner

4.82m x 2.70m (15' 10" x 8' 10") A range of fitted wall and base units with worktops with breakfast bar and plenty of worktop space, stainless steel sink basin, under lighting for units, oven and gas hob, glass splash back above gas hob rings, french doors leading to the rear garden, double glazed window to the rear elevation, radiator, space for a table/chairs and ceramic tiled flooring.

Utility Room

2.77m x 0.70m (9' 1" x 2' 4") A useful space for a washing machine and dryer, coat hooks, extract fan, main alarm panel and storage space.

Cloakroom

1.84m x 0.84m (6' 0" x 2' 9") A useful downstairs cloakroom with a WC unit, hand wash basin, window to the side and ceramic tiled flooring.

First Floor

Landing

A double glazed window to the side elevation, boiler room with storage shelving and carpet flooring.

Bedroom One

3.35m x 2.83m (11' 0" x 9' 3") A master bedroom with en-suite, fitted wardrobe unit, radiator, double glazed window to the rear elevation and carpet flooring.

En-suite

2.18m x 1.19m (7' 2" x 3' 11") A walk in shower unit with glass screen, hand wash basin, w/c, shaver power outlet, chrome towel radiator and sparkle ceramic tiled flooring.

Bedroom Two

2.83m x 3.16m (9' 3" x 10' 4") A double glazed window to the front elevation, fitted wardrobe unit, radiator and carpet flooring.

Bedroom Three

2.03m x 1.89m (6' 8" x 6' 2") A double glazed window to the front elevation, radiator and carpet flooring.

Bathroom

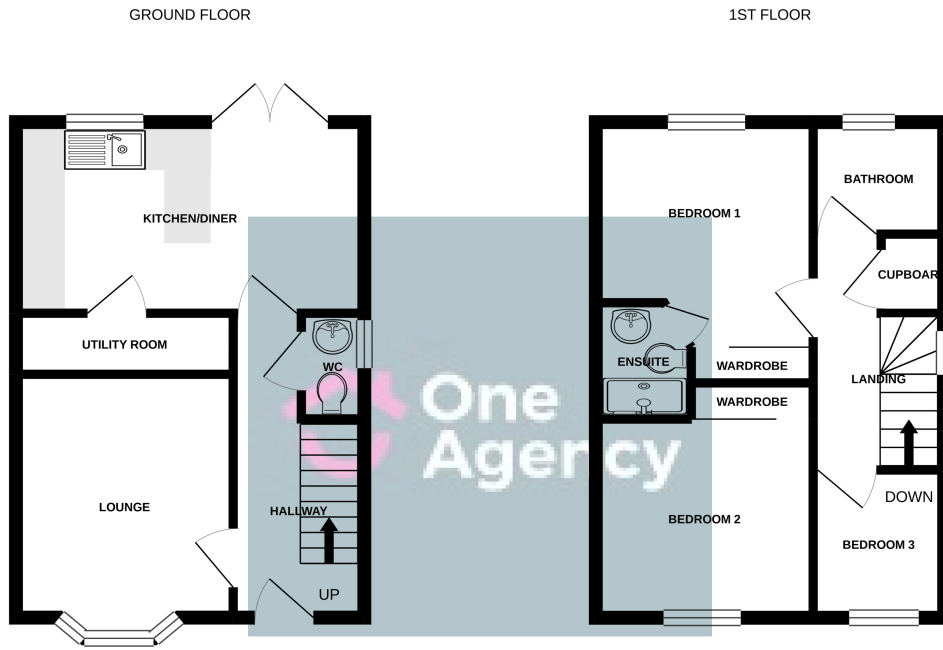
1.97m x 1.86m (6' 6" x 6' 1") A modern suite comprising of a bath with electric shower overhead, pedestal hand wash basin, w/c, shaver outlet point, chrome towel radiator, double glazed window to the rear elevation and sparkle ceramic tiled flooring.

Exterior

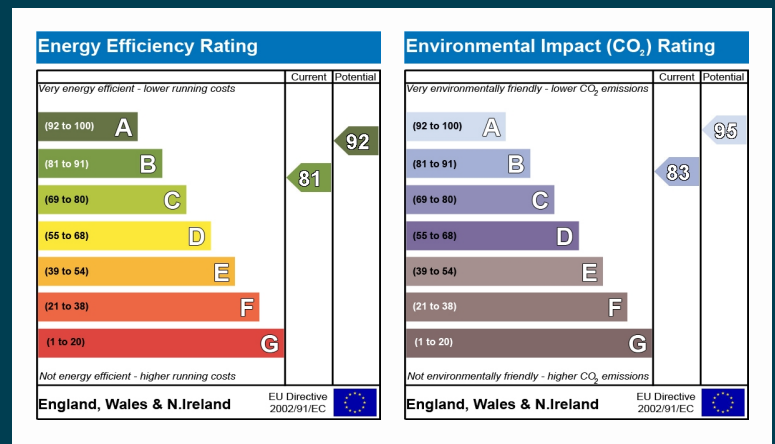
Front - A tarmac driveway to the front and side of the property offering generous parking for a number of vehicles.

Rear - A private garden with a slabbed patio for entertaining and a lawned section with a natural stone wall border to the rear.





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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