



# £260,000

A very well presented modern detached house, situated in a quiet cul-desac location, on a corner plot with generous garden and garage. The property is located in a popular location offering spacious accommodation with parking and en-suite to the master bedroom. Viewing is highly recommended.

Built as a three bedroom home but the current owners are utilising as two large bedrooms. Bedroom two still has both doors, power and lighting to easily convert back to three bedrooms.







#### **GROUND FLOOR**

## **Entrance Hallway**

Stairs to first floor, vinyl flooring, door to front, radiator.

### Cloaks

WC, hand wash basin, vinyl flooring, radiator.

## Living Room

5.29m into bay x 3.15m (17' 4" x 10' 4") Double glazed bay window to front, double glazed sliding patio doors to side, feature fireplace with gas fire, two radiators.

## **Dining Room**

 $2.86m \times 3.00m (9' 5" \times 9' 10")$  Double glazed bay window to front, radiator.

#### Kitchen

2.37m x 2.97m (7' 9" x 9' 9") Fitted range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, integral fridge, integral freezer, radiator, vinyl flooring, part tiled walls.

## Utility

1.92m x 1.76m (6' 4" x 5' 9") Plumbing for automatic washing machine, vent dor dryer, stainless steel sink and drainer unit with mixer tap, wall mounted boiler, vinyl flooring, radiator.

#### FIRST FLOOR

## Landing

Access to loft, built in storage area with tank.

#### Master Bedroom

 $3.76m \times 3.22m (12' 4" \times 10' 7")$  Double glazed window to side, radiator.

#### En Suite

Shower cubicle with mains shower, WC and hand wash basin, part tiled walls, vinyl flooring, radiator.

### **Bedroom Two**

4.82m max x 2.16m max (15' 10" x 7' 1") Double glazed windows to front and side, two radiators.

#### Bathroom

Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator, part tiled walls, vinyl flooring.

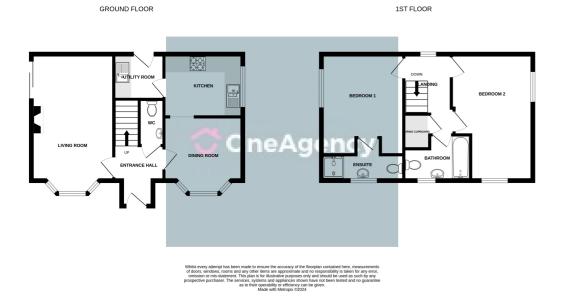
#### Outside

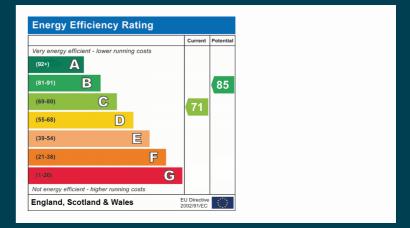
Generous sized garden with lawn and patio area. Brick built garage and parking.

## **Agents Notes**

Council Tax Band D Stoke on Trent Local Council











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.