



Stanley Road, Stockton
Brook, Stoke-on-Trent



OneAgency

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£425,000

An extended mature semi-detached house in the sought after location of Stockton Brook. Hilrae is welcomed with a generous driveway providing off road parking for multiple vehicles, large accommodation throughout and far reaching views to the rear. The property benefits from two reception rooms, kitchen/diner, en-suite to master bedroom and family bathroom suite. The rear garden is private and has mature shrubs and trees. An ideal home for a growing family located within proximity to fantastic rated Primary and Secondary Schools. Viewing is highly advised!





Ground Floor

Hallway

UPVC front door, under stairs storage cupboard and tiled flooring.

Lounge

7.66m x 3.33m (25' 2" x 10' 11") A double glazed bay window, multi fuel log burner and surround, french doors to the rear garden, two radiators and wooden flooring.

Kitchen/Diner

6.13m x 3.05m (20' 1" x 10' 0") A range of wall and base units with worktops, stainless steel sink basin with chrome mixer tap, space for range cooker and hood over, integral dishwasher, space for fridge/freezer, french doors to the garden, radiator and tiled flooring.

Utility Room

2.33m x 1.47m (7' 8" x 4' 10") Base units with stainless steel sink basin, plumbing for a washing machine, UPVC door, airing cupboard with hot water cylinder, radiator and tiled flooring.

Guest W/C

1.48m x 1.20m (4' 10" x 3' 11") A low level W/C, pedestal hand wash basin, double glazed window, part tiled walls, radiator and tiled flooring.

Dining Room

4.37m x 3.72m (14' 4" x 12' 2") A double glazed bay window, radiator and wooden flooring.

First Floor

Bedroom One

3.93m x 3.19m (12' 11" x 10' 6") A double glazed window, radiator and carpet flooring.



En Suite

2.25m x 1.71m (7' 5" x 5' 7") A white suite with bath, pedestal hand wash basin, low level W/C, double glazed window, chrome towel radiator and tiled flooring.

Bedroom Two

4.29m x 2.94m (14' 1" x 9' 8") A double glazed window, radiator and carpet flooring.

Bedroom Three

3.72m x 2.89m (12' 2" x 9' 6") A double glazed window, dressing area which could be used as a nursery or bedroom with radiator and window, access to en suite, radiator and carpet flooring.

Bedroom Four

3.31m x 2.68m (10' 10" x 8' 10") A double glazed window, radiator and carpet flooring.

Bathroom

3.06m x 2.59m (10' 0" x 8' 6") A free standing bath, corner shower with glass screen, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

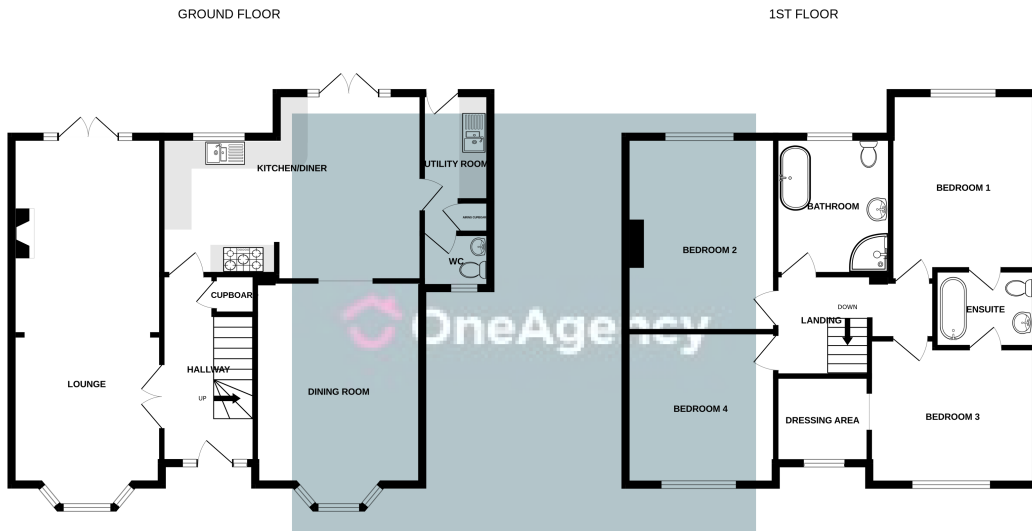
External

Front - A pebbled driveway providing off road parking for multiple vehicles.

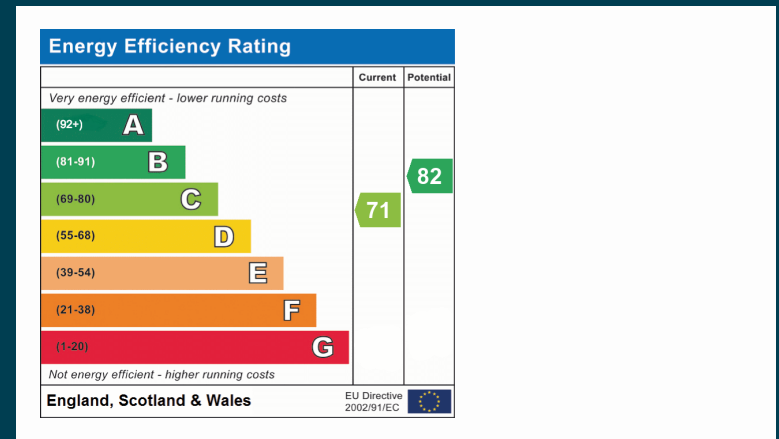
Rear - A paved patio area, lawned garden with mature shrubs and trees and fenced borders.

AGENTS NOTES

The council tax band is C. The local authority is Staffordshire Moorlands.



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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