



Webster Avenue,
Parkhall, Stoke-on-
Trent



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £180,000

Well presented, semi detached house situated in a popular residential location, convenient for access to the A50. The property is offered with no chain involvement and benefits from extended accommodation to the rear, off road parking and gardens. Viewing of this property is highly recommended.





GROUND FLOOR

Entrance Lobby

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

Living Room

4.55m max x 3.89m max (14' 11" x 12' 9")
Radiator, double glazed window to front, under stairs storage area with Vaillant boiler.

Dining/Sitting Room

5.08m max x 2.34m max (16' 8" x 7' 8")
Radiator, double glazed window to rear, door to side.

Kitchen

2.37m x 2.62m (7' 9" x 8' 7") Double glazed window to front, fitted oven and hob with extractor fan above, integral fridge and freezer, sink and drainer unit with mixer tap, part tiled walls, tiled floor.

FIRST FLOOR

Landing

Double glazed frosted window to side, access to loft.



Bedroom One

3.82m max x 2.94m max (12' 6" x 9' 8") Double glazed window to front, radiator.

Bedroom Two

3.42m max x 3.95m max (11' 3" x 13' 0")
Double glazed window to rear, radiator.

Bedroom Three

2.85m max x 2.04m max (9' 4" x 6' 8") Double glazed window to rear, radiator, built in storage area.

Bathroom

1.80m x 1.78m (5' 11" x 5' 10") Bathroom suite comprising of panelled bath with electric shower above, WC and wash hand basin, heated towel rail, tiled walls.

Outside

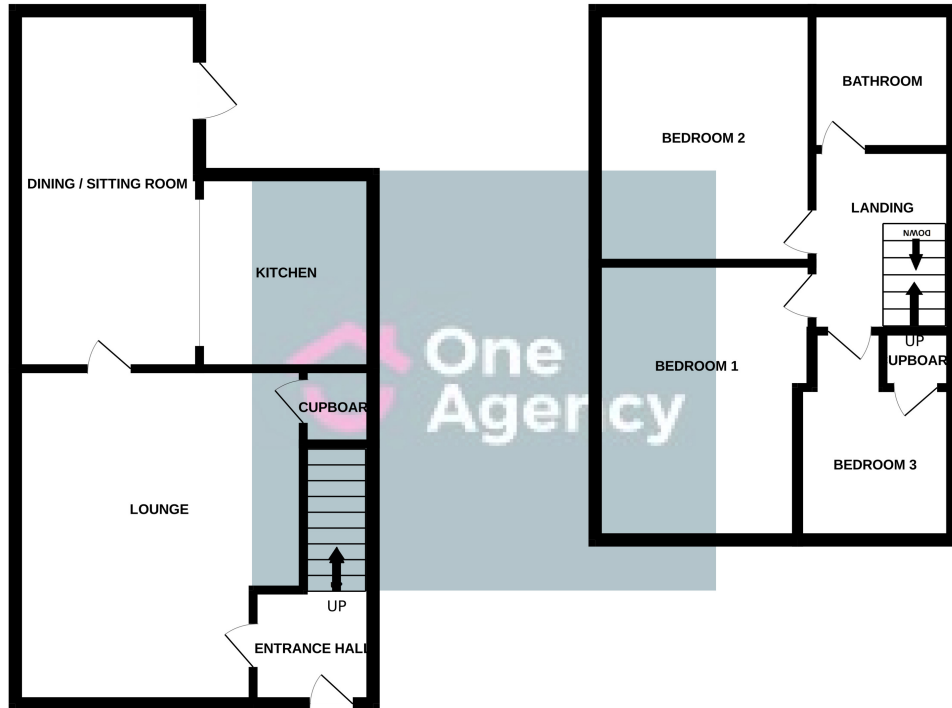
Driveway providing ample off road parking, garden to front and rear.

Agents Notes

Council tax band B
Stoke on Trent Local Council

GROUND FLOOR

1ST FLOOR



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		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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