



Thornhill Road,  
Bentilee, Stoke-on-  
Trent



**OneAgency**

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# £140,000

A three bedroom semi-detached house in the popular location of Bentilee. The property benefits from off road parking and modern fitted kitchen & bathroom. Conveniently located for Park Hall Country Park. An ideal first time buy or buy to let opportunity. Viewing is highly advised! No Onward Chain.



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## Ground Floor

### Hallway

1.82m x 0.92m (6' 0" x 3' 0") Entered through the front door, radiator and laminate flooring.

### Lounge/Diner

5.89m x 3.18m (19' 4" x 10' 5") A double glazed window to the front and rear, radiator and carpet flooring.

### Kitchen

3.51m x 3.39m (11' 6" x 11' 1") A fitted kitchen with a range of wall and base units with worktops, sink basin with mixer tap, integral oven with gas hobs and hood over, double glazed window to the rear and side, radiator and vinyl flooring.

### Utility Area

2.62m x 2.43m (8' 7" x 8' 0") A door to the side of the property, double glazed window, space for a fridge/freezer and dryer and vinyl flooring.

### Guest W/C

A downstairs useful low level W/C.



## First Floor

### Bedroom One

4.21m x 2.57m (13' 10" x 8' 5") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Two

3.28m x 3.25m (10' 9" x 10' 8") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Three

3.23m x 1.72m (10' 7" x 5' 8") A double glazed window to the rear, radiator and carpet flooring.

### Bathroom

2.36m x 1.67m (7' 9" x 5' 6") A white suite with bath and overhead shower unit, vanity hand wash basin with low level W/C, tiled walls, chrome towel radiator, double glazed window and vinyl flooring.

### External

Front - A block paved driveway for off road parking and pebbled garden area.

Rear - A low maintenance rear paved patio garden with fenced borders and space for a shed.

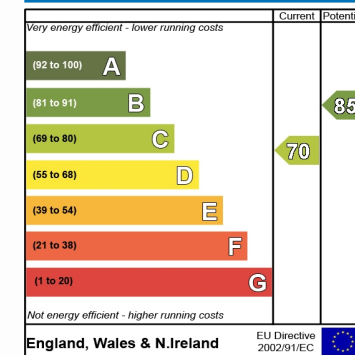
GROUND FLOOR

1ST FLOOR



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### Energy Efficiency Rating



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