



Brierfield Way

Hanley

Stoke-on-Trent, ST1 3QS



OneAgency

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£130,000

Very well presented, modern semi detached house situated within close proximity to the City Centre. The property benefits from en suite to the master bedroom, driveway and garden with patio to the rear. Viewing of this property which is considered ideal for first time buyers is highly recommended.





ENTRANCE HALL

Stairs to first floor, radiator, door to front.

CLOAKS

1.86m x 1.02m (6' 1" x 3' 4") W.C., hand wash basin, double glazed frosted window to front.

KITCHEN

3.06m x 2.18m (10' 0" x 7' 2") Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, ample work surface area, plumbing for washing machine, integral fridge and freezer, double glazed window to front.

LIVING/DINING ROOM

4.07m x 4.53m (13' 4" x 14' 10") Double glazed french doors to rear, radiator.

LANDING

Access to loft.

MASTER BEDROOM

3.78m x 3.42m (12' 5" x 11' 3") Double glazed window to front, radiator, built in storage.

EN SUITE SHOWER ROOM

Shower cubicle with electric Triton shower, W.C., hand wash basin, radiator, double glazed frosted window to front.

BEDROOM TWO

3.44m x 2.34m (11' 3" x 7' 8") Double glazed window to rear, radiator.

BATHROOM

1.70m x 2.13m (5' 7" x 7' 0") Bathroom suite comprising of panelled bath, W.C., and hand wash basin, part tiled walls, radiator, double glazed window to rear.

OUTSIDE

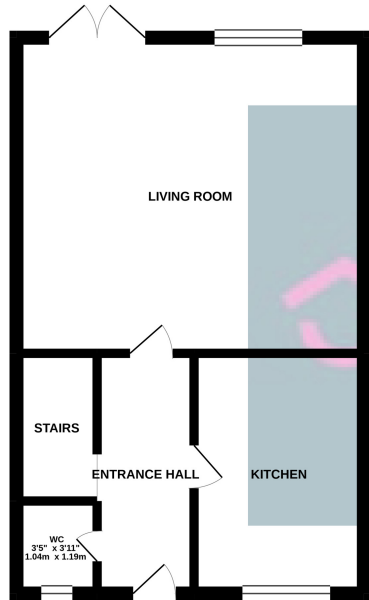
Attractive rear garden and patio area. Off road parking.

AGENTS NOTES

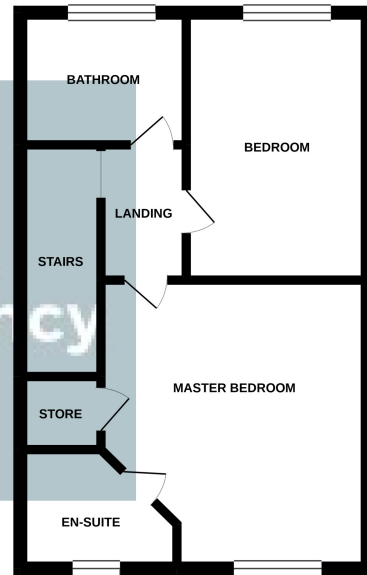
Leasehold property. We understand the lease is 999 years from 1 July 2013. We understand the annual charges are £169.10.



GROUND FLOOR
345 sq. ft. (32.0 sq. m.) approx.

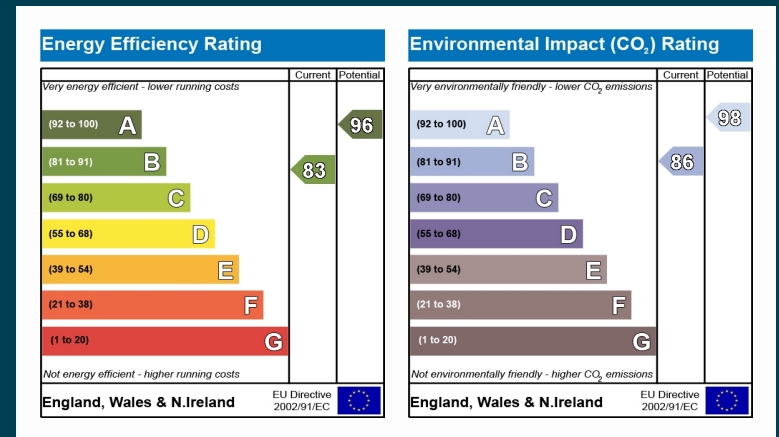


1ST FLOOR
345 sq. ft. (32.0 sq. m.) approx.



TOTAL FLOOR AREA: 690 sq. ft. (64.1 sq. m.) approx.

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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