



Arbourfield Drive,
Berryhill



OneAgency

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Offers in Excess of £150,000

A really well presented three bedroom town house in a very popular residential location. The property benefits from modern accommodation throughout with a brilliant fitted kitchen, large conservatory and low maintenance rear garden with wooden built outdoor bar! An ideal first time buyers property. Located near to amenities, commuter links into Hanley and great schools. Viewing is highly advised as you don't want to miss out on this fantastic property!





Ground Floor

Porch

1.32m x 1.02m (4' 4" x 3' 4") Entered through a UPVC front door, double glazed window and tiled flooring.

Hall

Storage cupboard and tiled flooring.

Lounge

4.23m x 3.82m (13' 11" x 12' 6") A double glazed window to the front, electric fire, storage cupboard, radiator and laminate flooring.

Kitchen

4.81m x 2.75m (15' 9" x 9' 0") A range of wall and base units with worktops, sink basin with mixer tap, integral oven and grill, gas hobs with extractor hood over, integral dishwasher, plumbing for a washing machine, space for a fridge/freezer, double glazed window, UPVC door to the conservatory and tiled flooring.

Conservatory

3.91m x 3.46m (12' 10" x 11' 4") A double glazed conservatory, french doors to the rear garden, radiator and tiled flooring.

First Floor

Landing

2.69m x 1.84m (8' 10" x 6' 0") Access to loft room and carpet flooring.

Bedroom One

4.11m x 3.09m (13' 6" x 10' 2") Fitted wardrobe units, double glazed window, radiator and laminate flooring.

Bedroom Two

2.81m x 2.38m (9' 3" x 7' 10") Fitted wardrobe unit, radiator and laminate flooring.

Bedroom Three

3.17m x 2.14m (10' 5" x 7' 0") A double glazed window to the front, storage space, radiator and laminate flooring.

Shower Room

2.33m x 1.65m (7' 8" x 5' 5") A walk in shower unit with rainfall shower, vanity hand wash basin, low level W/C, chrome towel radiator, two double glazed windows, tiled walls and tiled flooring.

Second Floor

Loft

6.16m x 3.67m (20' 3" x 12' 0") Velux window, storage cupboard, radiator and storage cupboard.

External

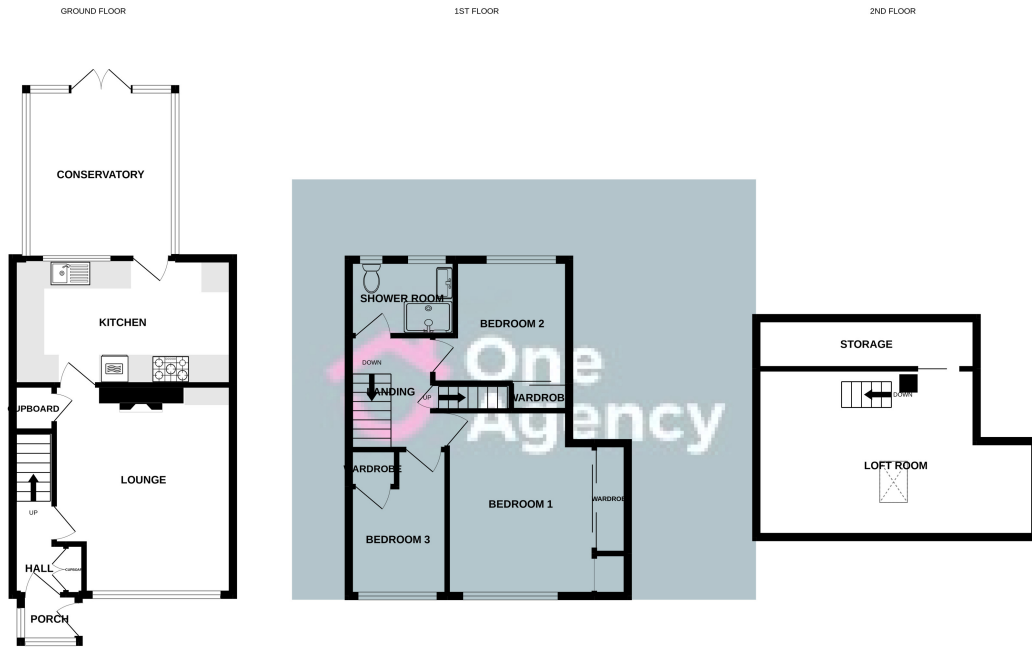
Front - A paved pathway leading to the front door and pebbled garden area.

Rear - A paved patio area for seating, gated access as the side and wooden built hut used as a bar and seating area.

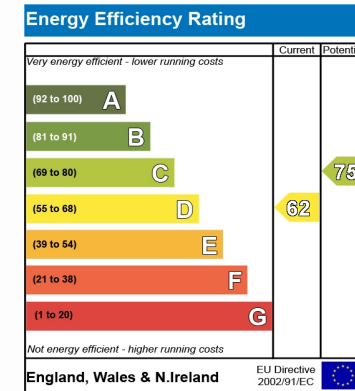
Outdoor Bar

4.72m x 2.34m (15' 6" x 7' 8") A built in bar, seating area and french doors to the garden.





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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