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**OneAgency**

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# £200,000

A modern and stylish town house, offering spacious and contemporary accommodation. The property overlooks the historic Two Pottery Chimneys and Caldon Canal to the front. The ground floor offers open plan accommodation with a ground floor WC which is perfect for families or entertaining guests and on the first floor there is three bedrooms with an en-suite to the master and family bathroom. Viewing of this property which is offered with no chain involvement is highly recommended. Allocated Parking.







#### Hall Area

Door to the front, radiator, fitted storage.

#### Open Plan Living / Kitchen / Dining Areas

Double glazed windows to the front and rear, double glazed French doors into rear garden, laminate flooring, three radiators, fitted with a range of wall, base and drawer storage units, breakfast bar area, fitted oven and hob with extractor fan above, integral fridge, integral freezer, integral dishwasher.

#### Dining Area

3.66m x 2.23m (12' 0" x 7' 4")

#### Living / Kitchen Area

8.24m x 5.02m (27' 0" x 16' 6")

#### Cloaks

1.96m x 0.97m (6' 5" x 3' 2") WC, hand wash basin, radiator, laminate floor, part tiled walls.

#### Landing

Airing cupboard, , radiator.

#### Master Bedroom

3.36m x 2.54m (11' 0" x 8' 4") Double glazed window to the front, built in wardrobes, radiator.

#### En-Suite

1.77m x 1.47m (5' 10" x 4' 10") Shower cubicle, WC, hand wash basin, heated towel rail, tiled floors, part tiled walls.

#### Bedroom 2

3.13m x 2.69m (10' 3" x 8' 10") Double glazed window to the rear, radiator, fitted wardrobes, access to loft.

#### Bedroom 3

2.69m x 2.25m (8' 10" x 7' 5") Double glazed window to the rear, radiator, fitted wardrobes.

#### Family Bathroom

2.28m x 1.69m (7' 6" x 5' 7") Double glazed frosted window to the rear, bathroom suite comprising of panelled bath with shower over, WC and hand wash basin. Heated towel rail, part tiled walls, tiled floor.

#### Outside

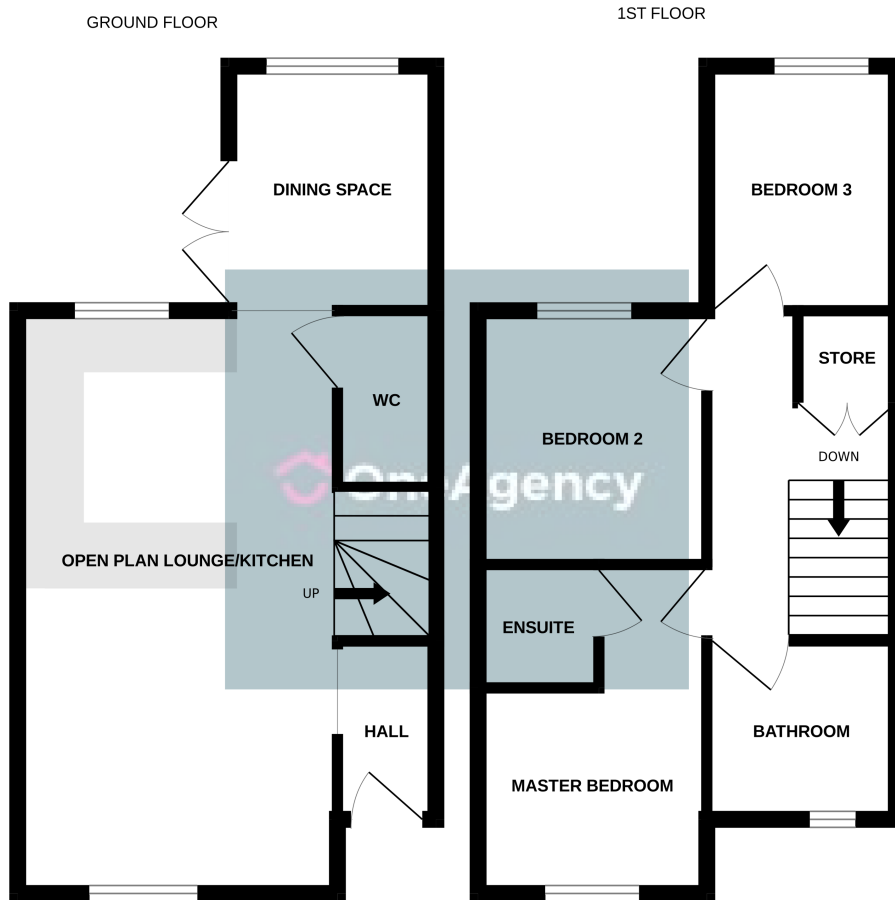
Forecourt area to the front. Rear garden area with artificial turf , patio area and garden shed with pedestrian access. Allocated parking space with communal visitor parking spaces.

#### Agents Notes

Stoke-on-Trent Council Tax Band C.

Freehold property. We understand there is a service charge in the region of £200 per annum (buyers are advised to confirm details via a solicitor)





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+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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