



Brittle Place,  
Smallthorne



**OneAgency**

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# £160,000

Semi detached house with a cul-de-sac position, offered with no chain involvement and has undergone a course of improvement by the present vendors which includes windows, doors, guttering, fascias, Worcester combination boiler and electrical upgrades. The property also benefits from ample off road parking, large brick built store with electric doors, conservatory and rear garden.





## Ground Floor

### Entrance Lobby

Stairs to first floor, radiator, laminate flooring

### Living Room

4.09m x 4.17m (13' 5" x 13' 8") Gas living flame fire with feature surround, radiator

### Inner Hall

Door into conservatory, radiator, double glazed frosted window to size, under stairs storage

### Cloaks

2.51m x 3.07m (8' 3" x 10' 1") WC, double glazed frosted window into conservatory, tiled walls, vinyl flooring

### Kitchen

3.07m x 2.51m (10' 1" x 8' 3") Double glazed window into conservatory, fitted with a range of wall, base and drawer units, sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, fridge and freezer, plumbing for washing machine

### Conservatory

4.30m x 2.03m (14' 1" x 6' 8") Double glazed windows, door to side, laminate flooring

## First Floor

### Landing

Radiator, double glazed frosted window to side, built in storage cupboard with Worcester combination boiler

## Bathroom

1.54m x 1.95m (5' 1" x 6' 5") Bathroom suite comprising panel bath with shower attachment, pedestal wash hand basin, tiled walls, vinyl flooring and radiator

### Bedroom One

3.08m x 3.75m (10' 1" x 12' 4") Double glazed window to front, radiator

### Bedroom Two

3.03m x 3.08m (9' 11" x 10' 1") Double glazed window to rear, radiator

### Bedroom Three

1.96m x 2.01m (6' 5" x 6' 7") Double glazed window to front, radiator

### Brick Built Store

2.50m x 4.70m (8' 2" x 15' 5") Store with electric doors, power and lighting

## External

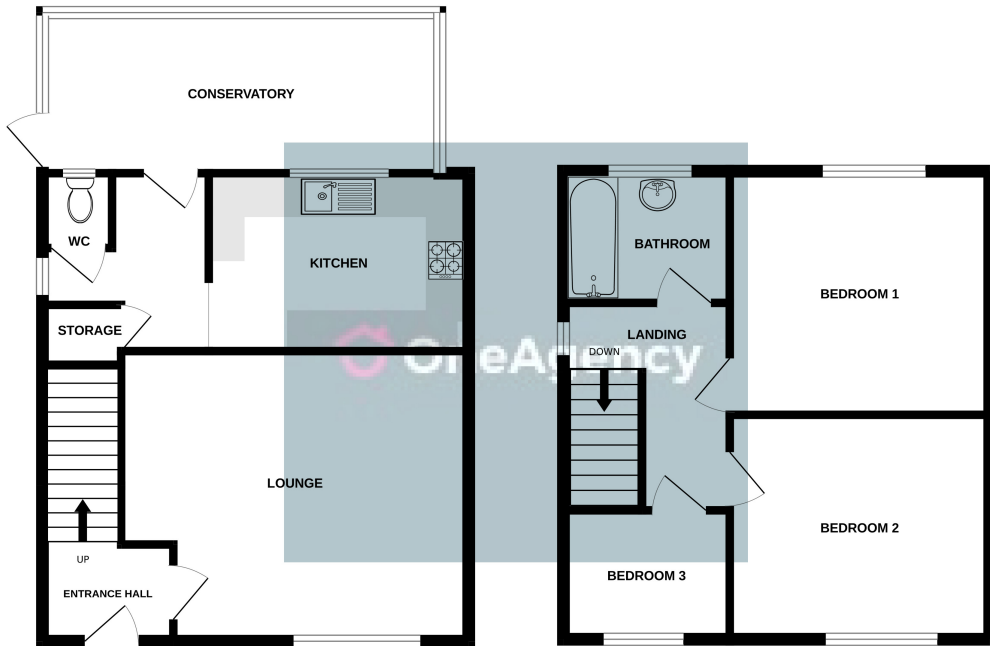
Driveway providing ample off road parking leading to large brick built store, rear garden

## AGENTS NOTES

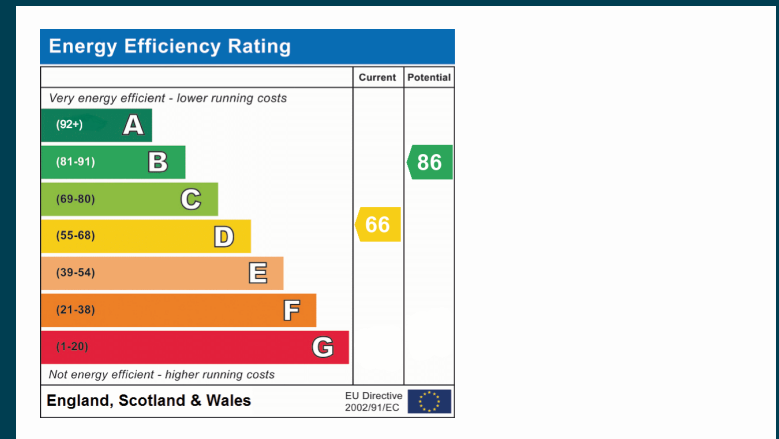
Stoke-on-Trent Local Authority - Council Tax Band B  
 Worcester combination boiler installed April 2021.  
 Electrical remedial works carried out to house and store in July 2021.  
 Replacement fascias and guttering in January 2022.  
 Replacement windows and doors carried out in October 2021, FENSA approved.  
 Replacement fences in May 2022.  
 Further information on the above available on request.

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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