



Stanley Grove,
Basford

 **OneAgency**

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Offers in Region of £350,000

A substantial semi detached house, which offers modern and spacious accommodation throughout. The property is very well presented with a stunning open plan kitchen/family/dining area with 2 further receptions, off road parking for 3 cars, established rear garden with Indian stone patio area's and en suite to the master bedroom. The property is located in a sought after location within very easy access of Newcastle-under-Lyme town centre, Hanley City Centre and access to the A500 link road. Viewing is highly recommended to appreciate the accommodation on offer.





GROUND FLOOR

Entrance Hall

Parquet effect flooring, stairs to first floor, door to front, radiator.

Sitting Room

3.14m x 3.19m into bay window (10' 4" x 10' 6") Double glazed window to front, fitted window seat with storage below, radiator.

Living Room

4.23m x 4.13m (13' 11" x 13' 7") Double glazed windows and French doors to rear, two vertical radiators.

Cloaks

Tiled floor, WC, hand wash basin, radiator, under stairs storage.

Open Plan Kitchen / Dining / Family Room

4.60m max x 5.85m max (15' 1" x 19' 2") Double glazed French doors to rear, double glazed windows to rear and side, two radiators, fitted with a range of wall, base and drawer storage units, sink and mixer tap. Integral electric double oven, fitted 5 ring gas hob with extractor fan above, integral fridge and freezer, integral dishwasher, tiled effect flooring.

Utility

2.83m max x 1.99m max (9' 3" x 6' 6") Door to side, double glazed window to front, wall mounted combi boiler, plumbing for washing machine, space for dryer, stainless steel sink and drainer unit with mixer tap, tiled flooring, radiator.

FIRST FLOOR

Landing

Access to two separate loft areas.

Cloaks

WC and hand wash basin, double glazed frosted window to side, tiled floor.

Master Bedroom

4.41m x 3.02m (14' 6" x 9' 11") Double glazed window to rear, radiator.

En Suite

1.89m x 1.49m (6' 2" x 4' 11") Double glazed frosted window to front, shower cubicle with mains shower, WC and vanity wash hand basin, tiled floor, heated towel rail.

Bedroom Two

4.11m x 3.28m (13' 6" x 10' 9") Double glazed window to rear, radiator.

Bedroom Three

3.15m x 3.20m (10' 4" x 10' 6") Double glazed window to front, radiator.

Bedroom Four

3.30m x 2.50m (10' 10" x 8' 2") Double glazed window to rear, radiator.

Family Bathroom

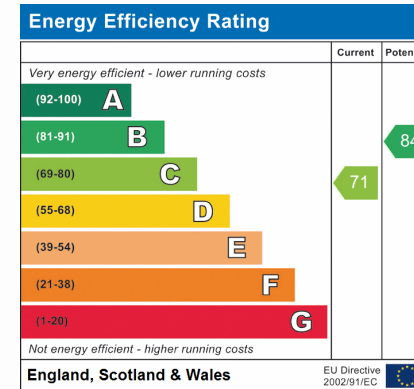
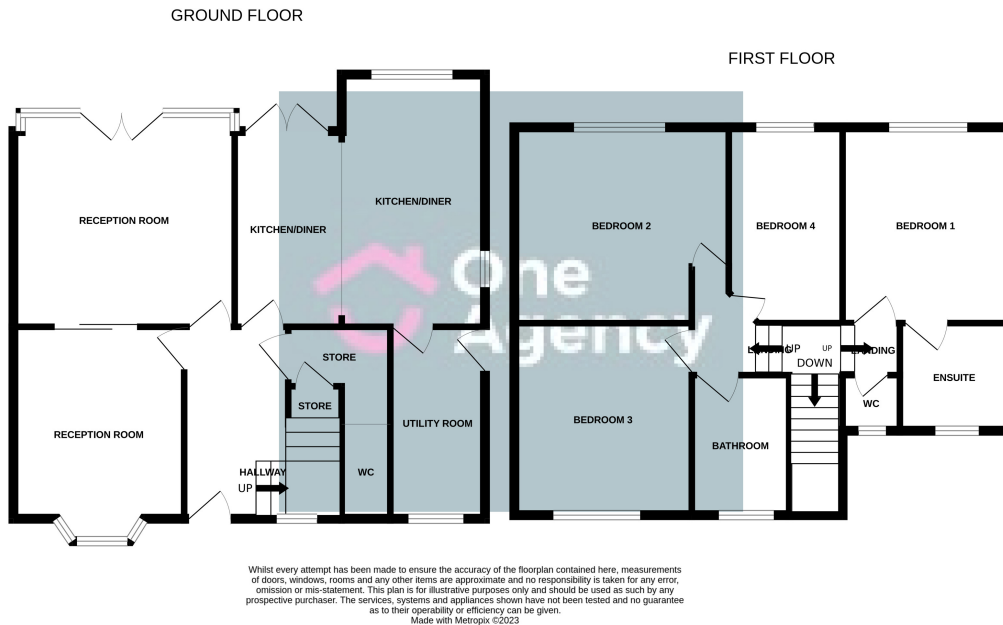
1.58m x 1.77m (5' 2" x 5' 10") Double glazed frosted window to front, heated towel rail, panelled bath with shower above, hand wash basin.

Outside

Off road parking for 3 cars to the front. Established rear garden with Indian Stone patio areas.

Agents Notes

Council Tax Band D
Newcastle Under Lyme Local Council



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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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