

Wakefield Giles

Tel: 01782 897480



**Alderley Rise
Hadderidge Gardens
ST6 3EN**

£550.00



Spacious Property

Cul De Sac Setting

Links to the A500, A50 and M6

Modern

Close To Local Amenities

Council Tax Band B

Wakefield Giles, 73 High Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0ES

Book early to view this spacious modern property in a lovely quiet cul de sac setting of Burslem. The property benefits from spacious rooms and car parking. The property comprises in brief to the GROUND LEVEL, spacious lounge area, modern kitchen with white goods, downstairs w/c and spacious hallway. To the FIRST FLOOR the property benefits from THREE BEDROOMS and FAMILY BATHROOM. Close to local amenities, links to the A500, A50 and M6. Gas Central Heating and Double Glazing throughout. Call Wakefield Giles to arrange your viewing on 01782 959719.



ACCOMMODATION

Ground Floor

Entrance Hallway

Entered via double glazed wooden door, carpeted, 1 x double electric wall socket, access to first floor, second double glazed wooden door leading to side of the property

Lounge

Double glazed windows to front and rear aspect with french doors also to the rear aspect, two wall mounted radiators, 4 x double electric wall sockets, telephone point, carpeted

Kitchen/Diner

Double glazed window to side aspect, wall mounted radiator, 2 x double electric wall sockets, beech effect wall and base units with black and grey worktops, stainless steel sink and drainer, gas hob with electric oven, overhead extractor, fridge freezer, washing machine, vinyl flooring, Potterton gas boiler

Downstairs W/C

Cubed window to front aspect, white w/c and wash sink, wall mounted radiator, vinyl flooring

Stairwell and Upper Landing

Double glazed window to front aspect, wall mounted radiator, 1 x double electric wall socket, smoke detector, built in storage space

First Floor

Master bedroom

Double glazed French doors to rear aspect with Juliet balcony, wall mounted radiator, 3 x double electric wall sockets

Bedroom Two

Double glazed window to rear aspect, wall mounted radiator, 3 x double electric wall sockets

Bedroom Three

Double glazed window to front aspect, wall mounted radiator, 2 x double electric wall sockets, carpeted

Family Bathroom

Frosted double glazed window to side aspect, white three piece suite with over bath electric shower, wall mounted radiator, vinyl flooring

Outside

Car parking to the front of the property. To the rear the property benefits from a grassed/stepped area



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.