



Stanley Road, Stoke-On-Trent, ST4 7PW.
Offers in Excess of £160,000

Whittaker ^{Est. 1930}
& Biggs

Stanley Road, Stoke-On-Trent, ST4 7PW

This immaculate three bedroom terraced home has an open plan feel, contemporary kitchen and luxurious bathroom. You're welcomed into the property through the hallway which has stunning Minton style floor tiles.

The dining room continues the tiled floor theme and has the welcome addition of two large built in storage cupboards that flank the traditional style fireplace. Moving through into the living room there is an understairs storage cupboard, access to the first floor and kitchen.

French doors open onto the outdoor space. The kitchen has a range of units fitted to the base and eye level, solid oak worktops and breakfast bar, stainless steel double sink with mixer spray tap, ceramic hob and integral cooker. Beyond the kitchen is a utility area which continues the solid oak worktop and has space and plumbing for a washing machine.

A sliding doors reveals the bathroom which has the luxury of not only a freestanding slipper bath but also a drencher shower with glass panel.

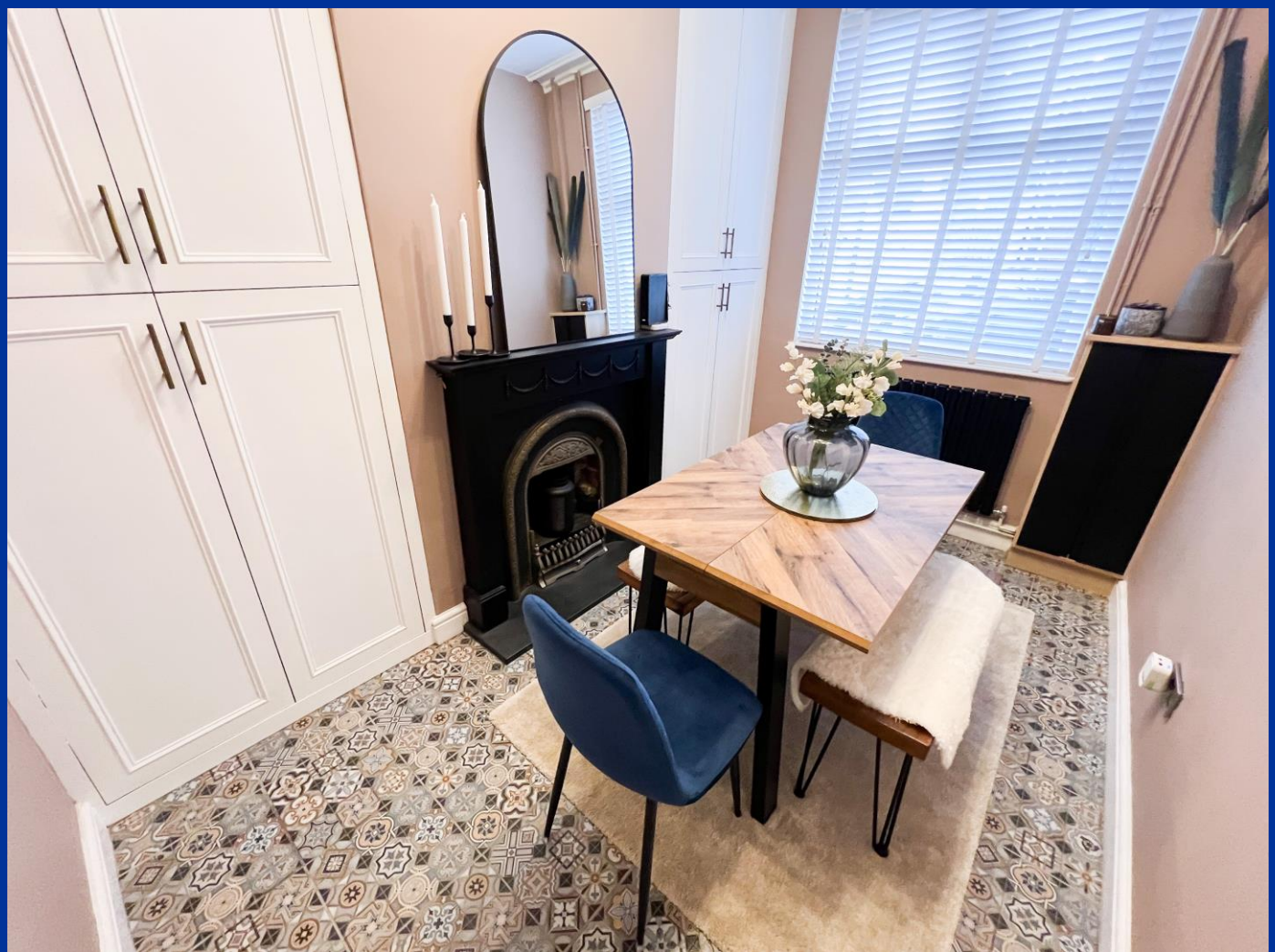
To the first floor are three well proportioned bedrooms with bedroom three currently being used as a dressing room.

Externally to the rear is a flagged garden with gravelled seating area.

A viewing of this property is highly recommended to appreciate this home's open plan feel, contemporary kitchen and bathroom along with a high standard finish throughout.

Situation

This home is conveniently located to amenities and commuting links, being just a short walk from Stoke-on-Trent train station, Staffordshire University and City of Stoke-on-Trent Sixth Form College as well as The Royal Stoke University hospital. Also within close proximity is the A50, A52 and A34.



Ground Floor

Hallway 3' 2" x 11' 7" (.97m x 3.54m)

UPVC double glazed door to the frontage, tiled floor.

Dining Room 7' 10" x 11' 4" (2.40m x 3.46m)

UPVC double glazed window to the frontage, 2 x built in storage cupboards, open fire with surround and hearth, anthracite designer radiator.

Under Stair Storage

Built in cupboard with drawers.

Sitting Room 11' 7" x 12' 5" (3.52m x 3.78m)

UPVC double glazed French doors to the rear, anthracite designer radiator, access to the first floor.

Kitchen/Breakfast Room 6' 2" x 11' 5" (1.87m x 3.49m)

UPVC double glazed window to the side aspect, range of units to the base and eye level, ceramic hob, integral microwave, integral oven, solid oak worktops, stainless steel double sink, chrome mixer spray tap, breakfast bar, pendant lights.

Utility room 6' 3" x 3' 8" (1.90m x 1.13m)

UPVC double glazed door to the side aspect, solid oak worktop, space and plumbing for a washing machine.

Bathroom 5' 8" x 8' 8" (1.73m x 2.65m)

UPVC double glazed window to the side aspect, freestanding slipper bath, matt gold floor mounted mixer tap with handheld shower attachment, wall hung WC, vanity wash hand basin, gold and black mixer tap, drencher shower, black hand held shower and wall mounted taps, extractor fan, heated towel rail, part tiled, sliding door.

First Floor

Bedroom One 11' 7" x 11' 3" (3.53m x 3.43m)

UPVC double glazed window to the frontage, horizontal designer radiator, panelled wall.

Bedroom Two 8' 1" x 15' 8" (2.46m x 4.77m)

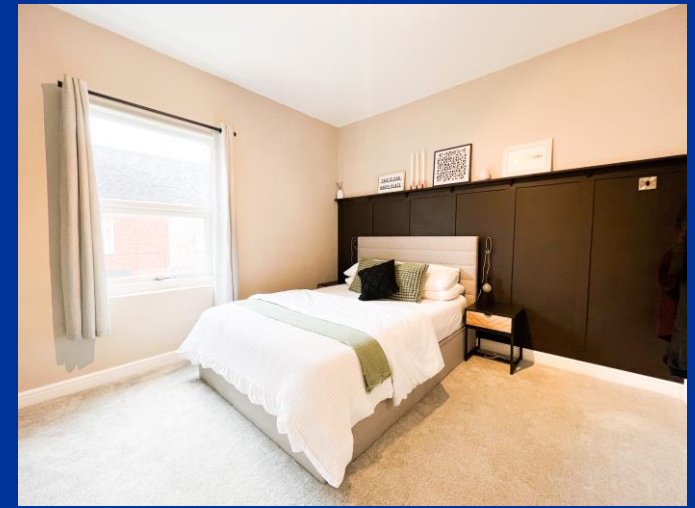
UPVC double glazed window to the rear, horizontal designer radiator.

Bedroom Three 6' 3" x 11' 7" (1.90m x 3.52m)

UPVC double glazed window to the rear, horizontal designer radiator.

Externally

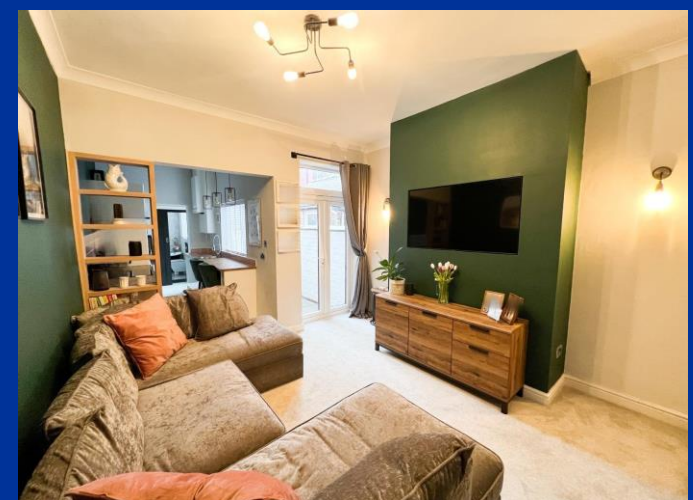
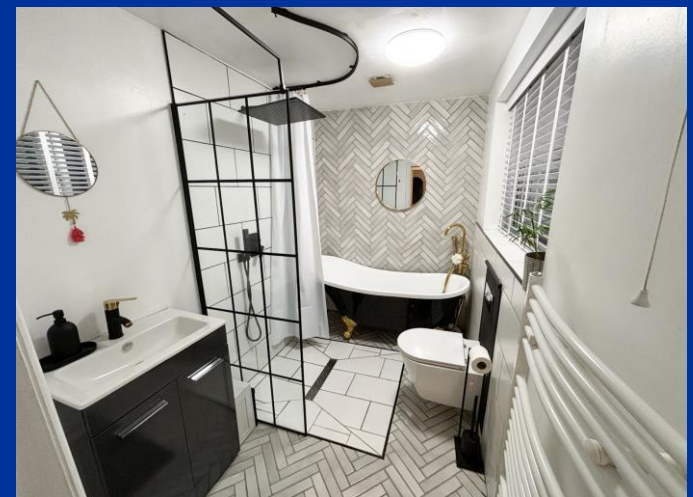
To the rear, seated area laid to gravel, walled boundary, gated access.



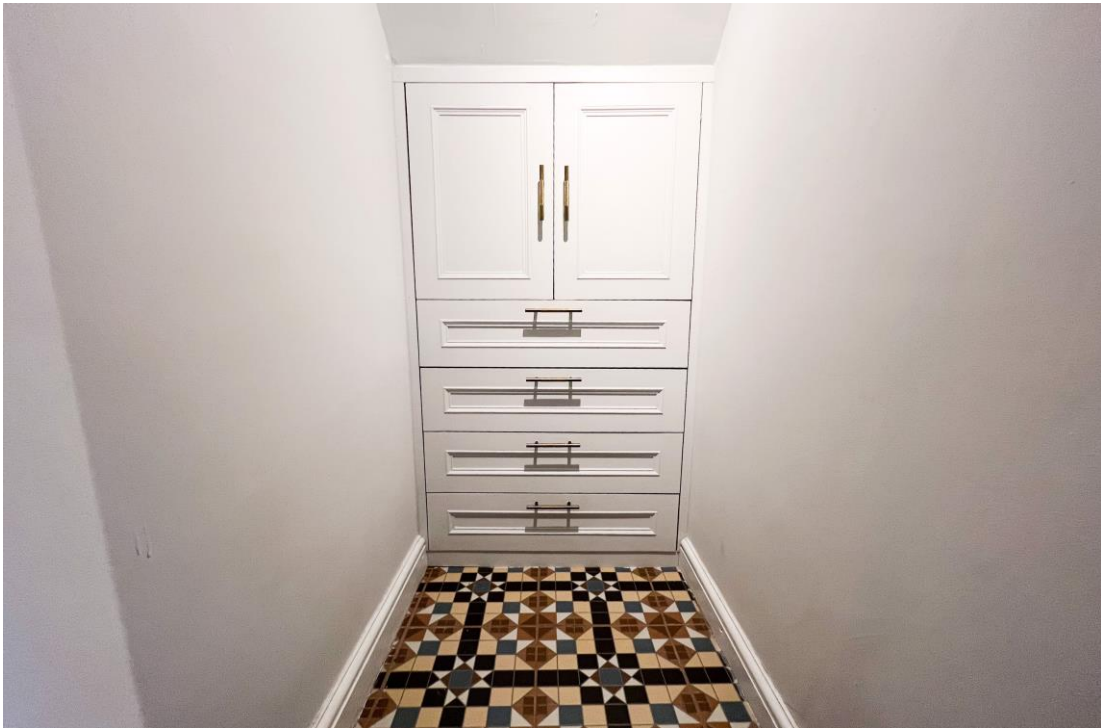
Note:
Council Tax Band: A

EPC Rating: E

Tenure: believed to be Freehold







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.
Made with Metropix ©2024



Directions

From our Derby Street Leek office proceed out of the town on the A53 Newcastle Road. Passing through the village of Endon, continue on for approximately 5 miles until reaching Basford roundabout, continue straight on then turn left onto Victoria Street. Turn left at the second set of traffic lights onto Hartshill road. Stanley Road is the first left hand turn. The property is situated on the left hand side and can be identified by a Whittaker & Biggs for sale board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**