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Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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14 The Bank

Scholar Green, Stoke-On-Trent, Staffordshire ST7 3LF

Selling Price: Offers in the Region Of £140,000

- TERRACED PROPERTY WITH NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- REAR MODERN LARGE SINGLE GARAGE
- ON STREET PARKING & FURTHER SPACE TO REAR

NO CHAIN

A three bedroom home with the advantage of a rear modern large single garage with remote electric door.

The property has gas central heating and PVCu double glazing and comprises lounge, dining room, fitted kitchen, rear porch and shower room to the ground floor.

At the first floor there are two double bedrooms and one single bedroom off the second bedroom which would make a dressing room or en suite if required.

There is on street parking to the front with vehicular access via a track to the side of No.2 The Bank, leading to the large single garage with further parking for one car to the front of the garage.

Outside to the rear of the property there is a yard with gate to the communal bin access etc and further gate to the town with flower borders and paved patio area beyond which is the garage.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door to lounge.

LOUNGE 11' 0" x 10' 6" (3.35m x 3.20m): PVCu double glazed window. Covling to ceiling. Dado rail. Double panel central heating radiator. 13 Amp power points. BT telephone point. Door to:



DINING ROOM 11' 0" x 11' 6" (3.35m x 3.50m): PVCu double glazed window. Fireplace. 13 Amp power points. Dado rail. Covling. Door to stairs with cupboard below. Door to kitchen.

KITCHEN 12' 5" x 5' 9" (3.78m x 1.75m): PVCu double glazed window. Single panel central heating radiator. 13 Amp power points. Electric cooker point. Fitted with a range of oak style base and eye level units. One and a half bowl single drainer stainless steel sink with mixer tap. Space for cooker. Fridge freezer. Plumbing and space for washing machine. Door to rear lobby (6'4" x 3'0"). PVCu double glazed door to outside. Door to shower room.

SHOWER ROOM 6' 5" x 6' 0" (1.95m x 1.83m): PVCu double glazed window. Fully tiled walls. Low level W.C. Wash hand basin set in vanity unit. Double size shower enclosure. Tiled floor. Electric shower point. Single panel central heating radiator. Chrome heated towel radiator. Extractor fan.

LANDING :

BEDROOM 1 FRONT 11' 0" x 10' 7" (3.35m x 3.22m): PVCu double glazed window. Single panel central heating radiator. 13 Amp power points. Fitted cupboard over stairs. Fitted wardrobes.

BEDROOM 2 REAR 11' 0" x 11' 7" (3.35m x 3.53m): PVCu double glazed window. Single panel central heating radiator. 13 Amp power points. Fitted wardrobes. Connecting door to bedroom 3.

BEDROOM 3 REAR 11' 10" x 5' 9" (3.60m x 1.75m) maximum: PVCu double glazed window. Single panel central heating radiator. 13 Amp power points. Door to deep cupboard incorporating Ideal combi gas central heating boiler.

OUTSIDE :

FRONT : Parking to front.

REAR : Yard to gate to communal access path with gate to lawn garden with semi detached brick and tile large single garage with remote electric door and parking for one car to the front of the garage.



SERVICES : All mains services are connected (although not tested).

TENURE : Freehold (subject to solicitors verification).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SAT NAV: ST7 3LF

