

£185,000

Shardlow Close, Fenton, ST4



- EXTENDED SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- TWO SPACIOUS RECEPTIONS
- EXTENDED KITCHEN
- LARGE UTILITY ROOM
- DRIVEWAY PARKING
- WELL PRESENTED REAR GARDEN
- POPULAR LOCATION

BEAUTIFUL EXTENDED SEMI-DETACHED HOUSE IN QUIET CUL-DE-SAC. This lovely family home offers three bedrooms, two reception rooms, kitchen and large utility room. Driveway parking for two cars and a lovely rear garden - viewing comes highly recommended.

Shardlow Close, Fenton, ST4

ENTRANCE PORCH

4'8" x 3'5" (1.42m x 1.04m)

Entrance into the property via part-glazed front door, leading into entrance hallway with UPVC double glazed leaded window, wood effect flooring and internal door leading into the lounge.

LOUNGE

14'10" x 9'10" (4.52m x 3.00m)

A stylish lounge area, full of light with a large UPVC double glazed window to the front elevation. Continuation of the wood-effect flooring, feature-wallpapered wall, two wall mounted radiators. Doorways through to the rear dining room and into the kitchen. Useful discrete under-stair storage cupboard, for coats and shoes!

DINING ROOM

8'5" x 8'0" (2.57m x 2.44m)

Nicely presented with wood-effect flooring, painted feature-wall, wall mounted radiator. Archway through to the open-plan extended area, currently used as a play-area for children. Stairs off to the first floor accommodation.

OPEN PLAN EXTENSION/PLAY AREA

11'0" x 5'3" (3.35m x 1.60m)

The full-width rear extension to the property creates a useful area that is currently partly used as a child's play space and also as an extended section to the open-plan kitchen. With a continuation of the wood-effect flooring, beneath the archway from the dining room, the house has a lovely flow to the ground floor space - the dining room opens out to the rear play area, linked to the kitchen. A perfect arrangement for keeping a close eye on children playing, or whilst entertaining guests!

KITCHEN

18'2" x 5'9" (5.54m x 1.75m)

A spotless and mono-chrome kitchen, with an excellent range of wall and base units, inset sink and drainer, integral electric oven with gas hob above and extractor. Breakfast bar, generous worktop space and with lots of natural light coming in from the French doors that lead out to the rear patio. Side, composite door. Access into the large utility room.

UTILITY ROOM

7'1" x 7'6" (2.16m x 2.29m)

Fabulous utility space for washing machine, tumble dryer, fridge freezer and boiler cupboard. Worktop space for laundry. Wall mounted radiator.

STAIRS AND LANDING

5'8" x 2'8" (1.73m x 0.81m)

Leading up from the rear dining room, the stairs have fitted carpet up to the landing, with doors off to the three bedrooms and family bathroom.

BEDROOM ONE

11'11" x 11'1" (3.63m x 3.38m)

Lovely master bedroom with wood-effect grey flooring, painted walls, UPVC double glazed window overlooking the front of the property and wall mounted radiator.

BEDROOM TWO

11'11" x 8'9" (3.63m x 2.67m)

A second spacious double bedroom with wood-effect flooring, painted walls, large UPVC double glazed window overlooking the rear garden area. Useful storage cupboard. Light and bright!

BEDROOM THREE

10'11" x 6'0" (3.33m x 1.83m)

A single bedroom with wood-effect flooring, painted walls and a useful fitted wardrobe. Wall mounted radiator, UPVC double glazed window overlooking the front of the property.

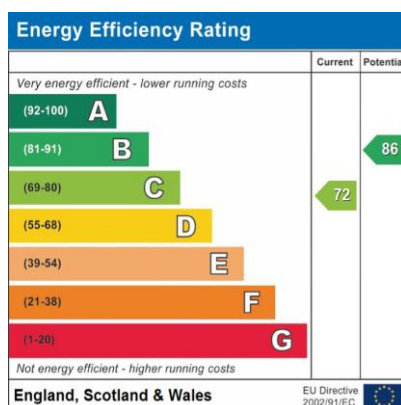
FAMILY BATHROOM

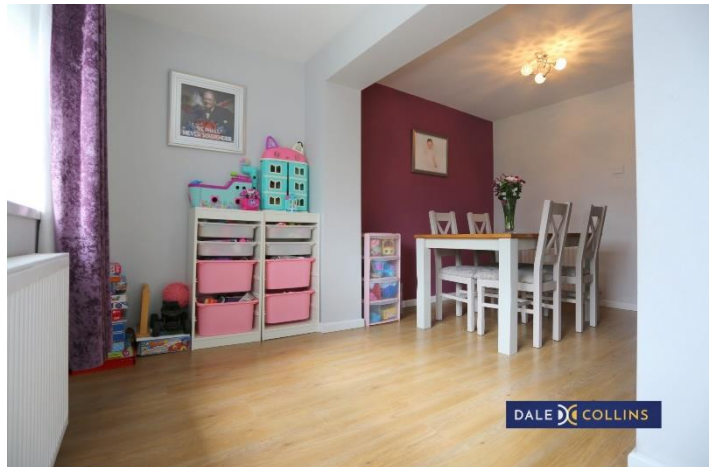
8'8" x 5'10" (2.64m x 1.78m)

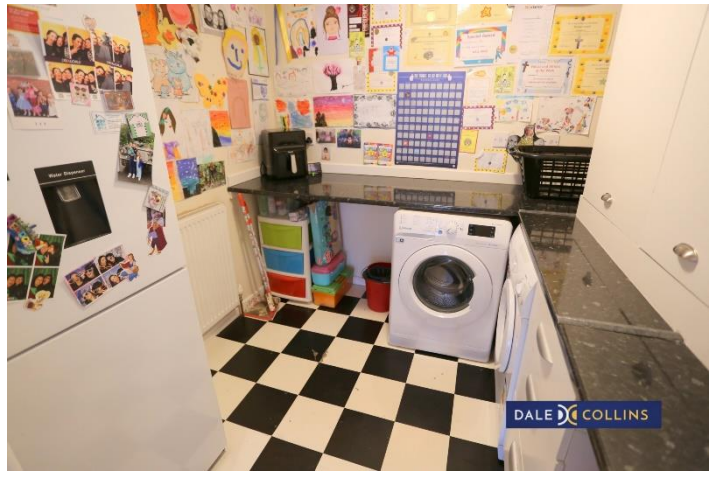
A nicely appointed bathroom with bath, separate shower cubicle, wash hand basin and wc. Mosaic tile-effect flooring, white painted walls, heated chrome towel rail, UPVC double glazed frosted-glass window.

OUTSIDE AREAS

The property has a generous front driveway area that is gravelled and surrounded by a low level wall. Provision of two parking spaces with ease! The garage is only partially accessible, as it has been partly converted to provide the utility space internally. But the remaining section offers excellent secure storage space for bikes, tools, garden equipment, etc. There is a path along the side of the property leading to the rear garden, which is nicely landscaped with a slate-covered section and artificial lawn, surrounded by timber panel fencing. There are patio areas to the rear of the garden and also adjacent to the rear of the house.



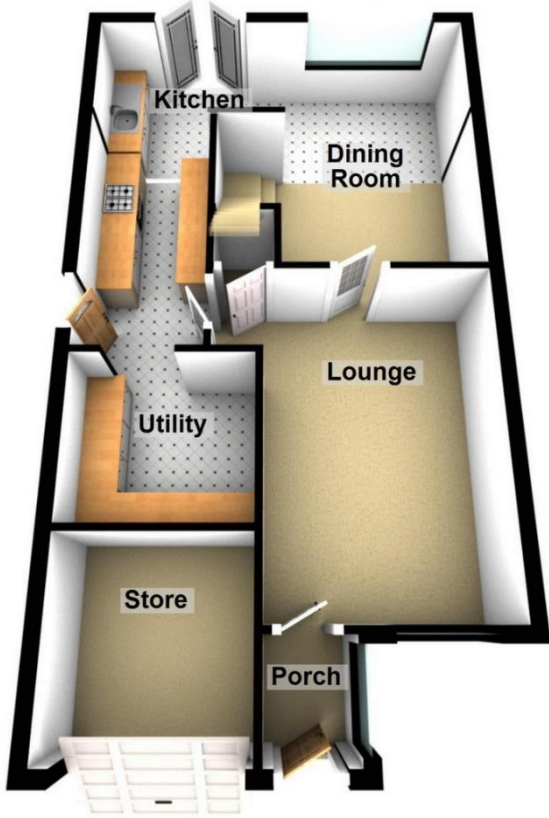






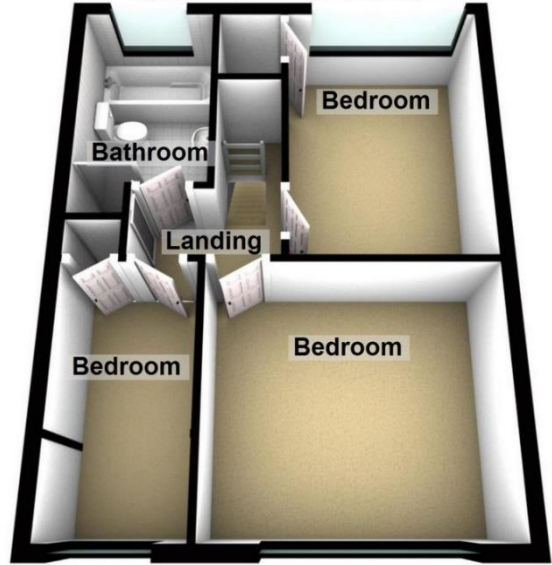
Ground Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)

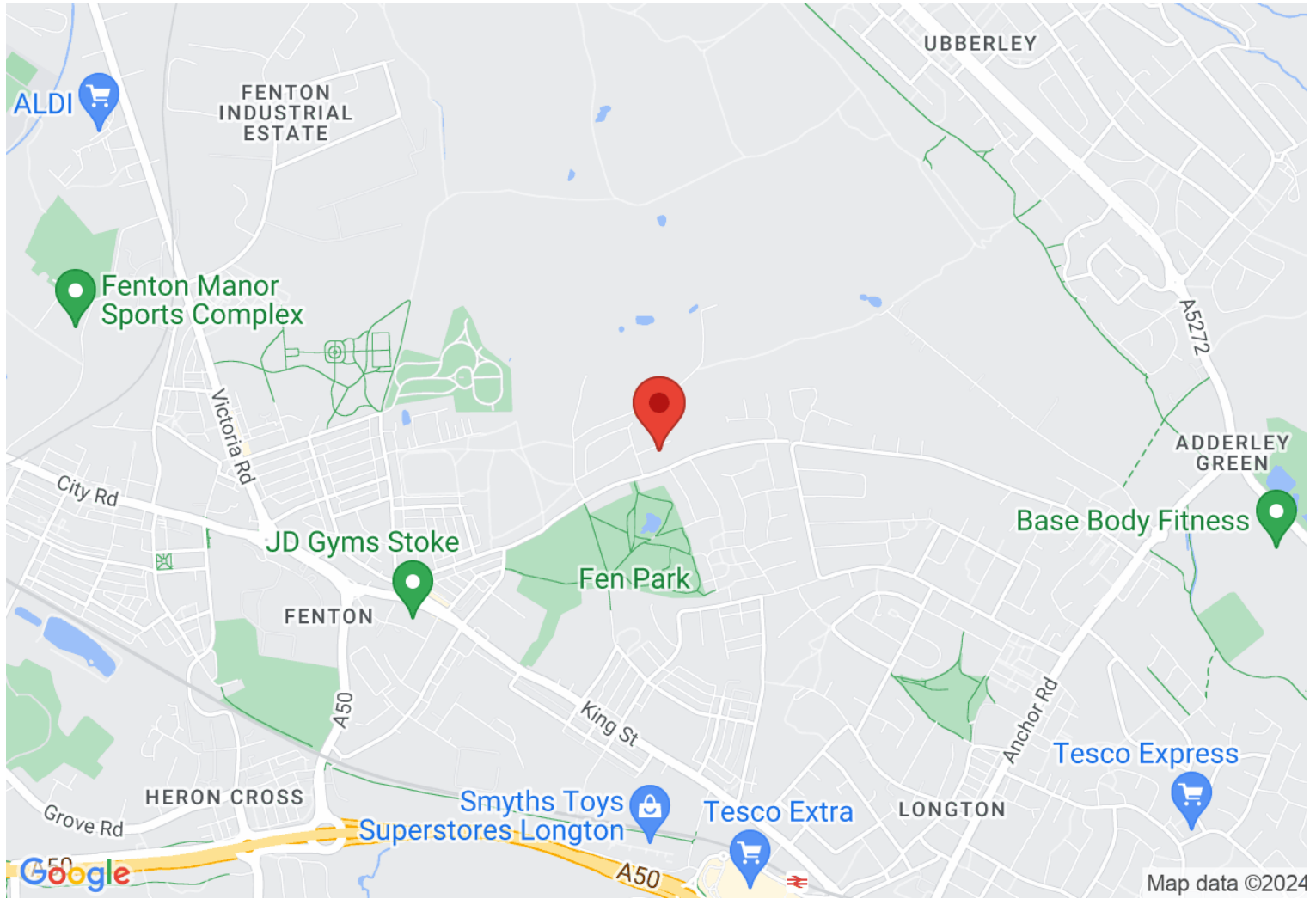


Total area: approx. 92.0 sq. metres (990.7 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.