

OIRO £225,000

17 Theresa Close, Hanford



- DETACHED HOUSE
- THREE BEDROOMS
- INTEGRAL GARAGE
- CUL-DE-SAC POSITION
- LONG DRIVEWAY
- LOVELY GARDENS
- BRAND NEW COMBI BOILER
- UPVC DOUBLE GLAZING
- VIEWING RECOMMENDED!

A superb three bedroom detached house with flexible accommodation over two floors. This lovely family home has a beautifully presented interior that has been freshly decorated and benefits from a host of impressive features to include gas central heating (new boiler July 2025), UPVC double glazing and lovely gardens to the front and rear. Car owners will be delighted to note that there is ample off-road parking as well as a good sized garage. An internal inspection is an absolute must!

17 Theresa Close, Hanford

HALLWAY

uPVC door, laminate flooring, privacy door into garage.

BEDROOM THREE

8'8" x 7'8" (2.64m x 2.34m)
Fitted carpet, central heating radiator, store housing combi boiler.

STAIRS TO FIRST FLOOR

Fitted carpet.

KITCHEN

15'4" x 8'1" (4.67m x 2.46m)
Composite sink with cupboards below. Base and wall storage units, working surfaces. Integrated four ring electric hob with electric oven and extractor, plumbing for washing machine, uPVC double glazing, laminate flooring. uPVC door for side entrance.

LOUNGE

11'1" x 16'11" (3.38m x 5.16m)
Fitted carpet, uPVC bow window, central heating radiator, fireplace with electric fire.

BATHROOM/WC

7'6" x 5'4" (2.29m x 1.63m)
Panelled bath with shower over and screen, pedestal wash hand basin, low level WC, central heating towel radiator, uPVC double glazing, tiled floor.

BEDROOM ONE

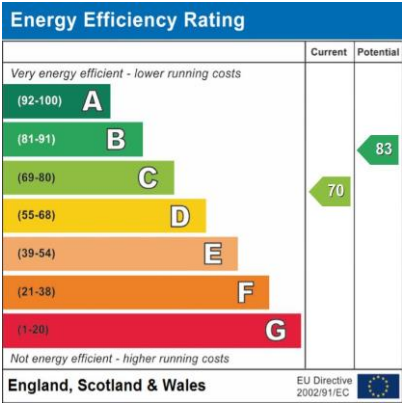
12'5" x 8'9" (3.78m x 2.67m)
Fitted carpet, uPVC double glazing, central heating radiator, access to loft.

BEDROOM TWO

10'6" x 9'2" (3.20m x 2.79m)
Fitted carpet, uPVC double glazing, central heating radiator.

EXTERNALLY

Front garden adjoined by a driveway providing ample off road parking and leading to an integral garage. Lovely enclosed easily maintained rear garden.

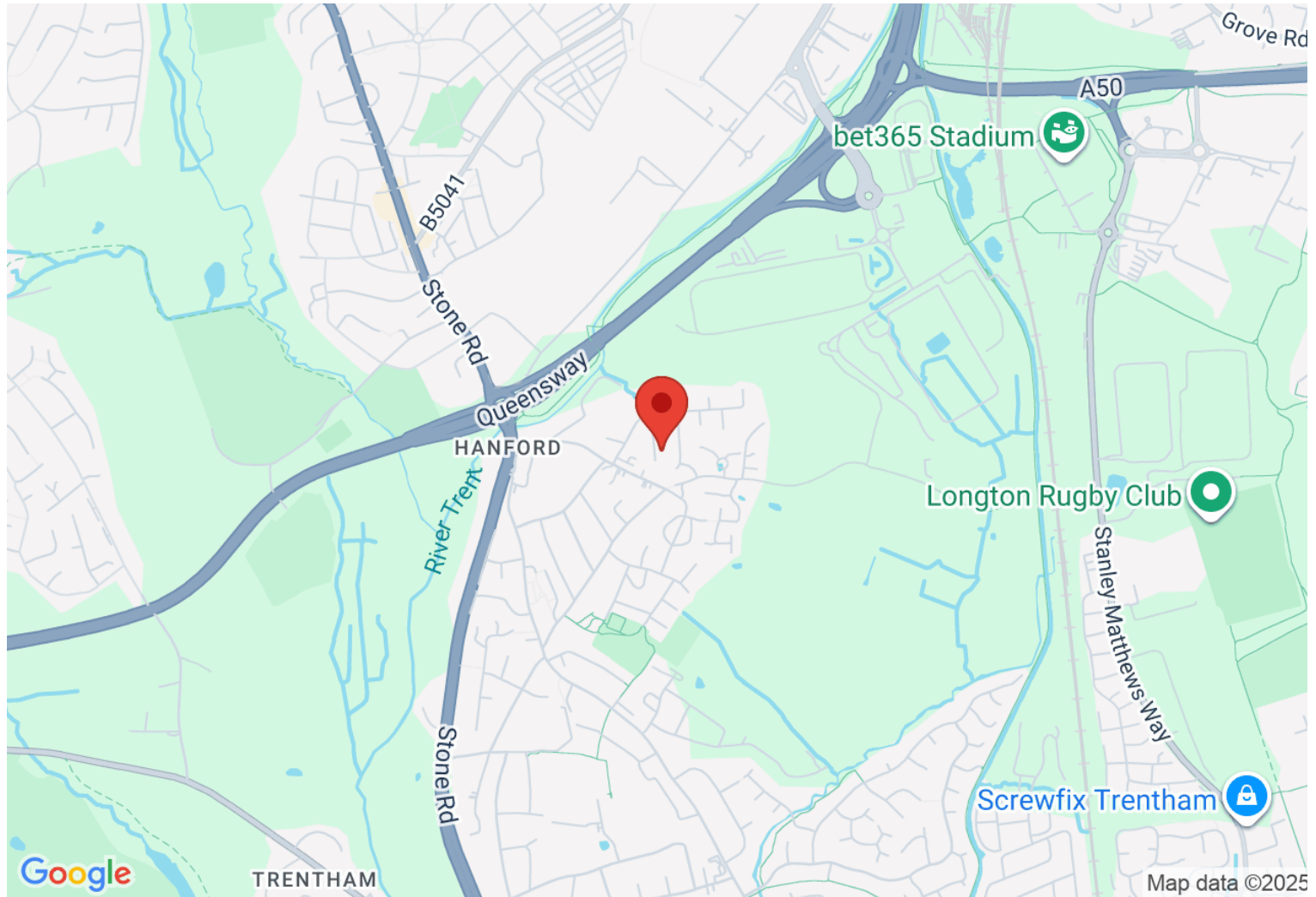








Location: ST4 8QW



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.