

**FOR SALE**



**Commercial Road, Hanley, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £180,000**





## Commercial Road, Hanley, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £180,000

- Three bedrooms
- Modern kitchen
- Spacious reception room
- Contemporary bathroom
- Well-maintained garden



**HALL** 6' 8" x 3' 4" (2.03m x 1.02m) Entered via a composite front door, stairs to first floor, radiator.

**WC** 4' 7" x 3' 3" (1.40m x 1.01m) Modern white suite comprising; low level WC and hand wash basin, double glazed window to the front elevation, housing gas combination boiler, radiator.

**KITCHEN/DINER** 13' 4" x 11' 7" (4.06m x 3.53m) Spacious kitchen/diner fitted with a range of modern wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, fridge/freezer, washing machine and dishwasher, double glazed window to the front elevation, ceramic tiled floor, radiator.

**LOUNGE** 14' 7" x 11' 9" (4.44m x 3.58m) Spacious reception room having double glazed UPVC French doors to the rear elevation opening onto the rear garden, under stairs storage cupboard, radiator.

**STAIRS AND LANDING** Attic access.

**BEDROOM** 14' 11" x 9' 8" (4.55m x 2.95m) Having fitted wardrobes, two double glazed windows to the front elevation, radiator.

**BATHROOM** 8' 6" x 5' 5" (2.59m x 1.65m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the side elevation, chrome heated towel rail.

**BEDROOM** 9' 9" x 8' 6" (2.97m x 2.59m) Double glazed window to the rear elevation, radiator.

**BEDROOM** 6' 9" x 5' 11" (2.06m x 1.8m) Double glazed window to the rear elevation, radiator.

**REAR GARDEN** To the front of the property there is



driveway parking with a paved pathway leading up to the front door and turfed lawn. To the rear there is a generously sized garden mainly laid to lawn with paved patio.

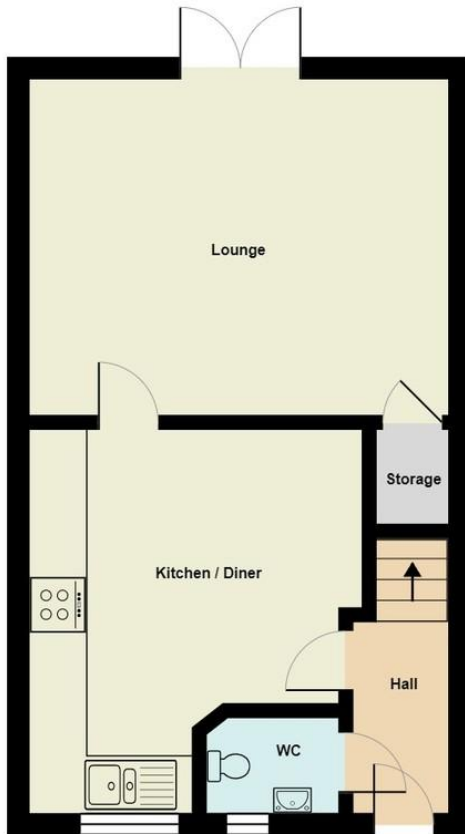




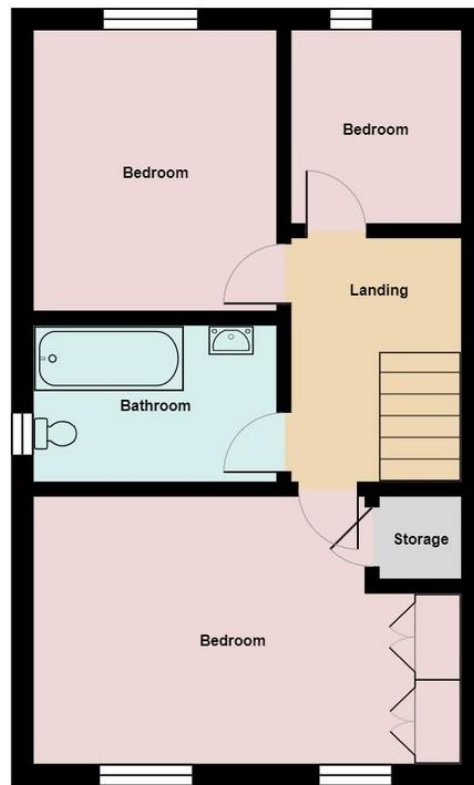
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

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