

**FOR SALE**



**Kiln View, Hanley, Stoke-on-Trent**

**3 Bedrooms, 2 Bathroom, Townhouse**

**Offers In Excess Of £160,000**





## Kiln View, Hanley, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Offers In Excess Of £160,000

- Modern open-plan design
- Three well-sized bedrooms
- Close to town centre
- Well-connected public transport
- Enclosed garden



**OVERVIEW** Welcome to this modern town house, nestled in a friendly neighbourhood and ready to become your forever home. Currently listed for sale, the house is in good condition, promising a comfortable and worry-free living experience.

The property features a refreshing and modern open-plan design, enhancing the living space. The house comprises three well-sized bedrooms and two bathrooms.. The first bedroom is a comfortable double, complete with an en-suite for your convenience. The second bedroom is also a double, offering generous space, while the third bedroom is a cosy single, perfect for a child's room or home office.

The heart of the home is undoubtedly the open-plan kitchen, equipped with sufficient dining space for family meals and entertaining guests. The reception room, also open-plan, provides easy access to the garden, making it a wonderful extension of your living space especially during the warmer months.

Promising a life of convenience, the property is just a stone's throw away from Hanley town centre, and is well-connected via public transport links. Schools and local amenities are easily accessible, and there are beautiful walking routes via the Trent and Mersey canal nearby.

The property also boasts unique features such as parking and a lovely garden, perfect for those sunny afternoons. This house is an ideal choice for first-time buyers or families looking for a place to call home.

**LIVING DINING KITCHEN** 27' 0" x 15' 2" (8.24m x 4.63m) A superb open plan living space offering a modern and contemporary design. Entered via a composite front door, the kitchen is fitted with a range



of wall and base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob, dishwasher, fridge freezer and washing machine, double glazed window to the front elevation, ceramic tiled floor, stairs to first floor with storage cupboard under. The living space has ample room for a dining table with French doors opening onto the rear garden, double glazed window to the rear elevation and wood laminate flooring, radiator.

WC 6' 0" x 3' 1" (1.83m x 0.94m) Modern white suite comprising; low level WC and pedestal hand wash basin, double glazed window to the front elevation, radiator.

LANDING 11' 3" x 3' 3" (3.44m x 1.01m) Attic access and airing cupboard.

BATHROOM 6' 11" x 6' 7" (2.11m x 2.02m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower attachment, double glazed window to the rear elevation, radiator.

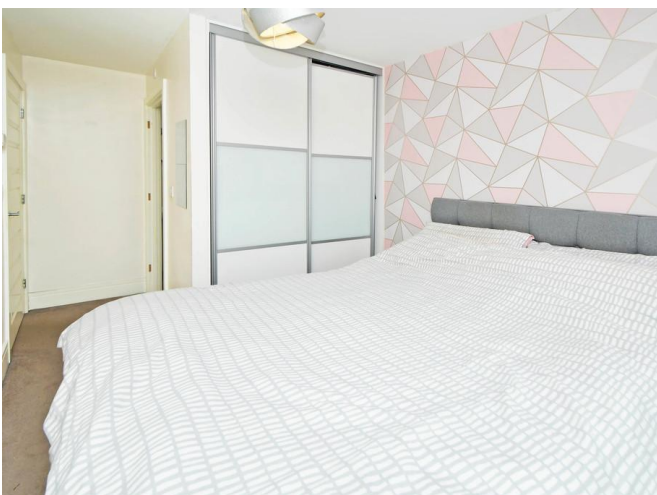
BEDROOM ONE 14' 3" x 7' 11" (4.36m x 2.43m) Having fitted wardrobes, double glazed window to the front elevation, radiator.

ENSUITE 5' 7" x 4' 7" (1.72m x 1.42m) Modern white suite comprising; low level WC, pedestal hand wash basin and shower unit (please note the shower is not currently connected), chrome heated towel rail.

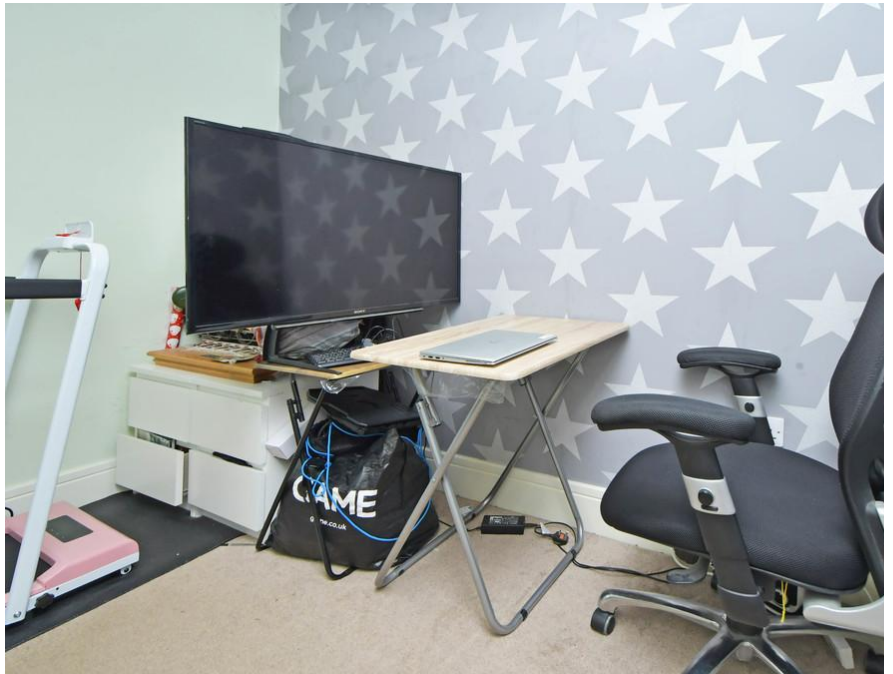
BEDROOM TWO 12' 5" x 7' 11" (3.79m x 2.43m) Double glazed window to the rear elevation, radiator.

BEDROOM THREE 8' 5" x 6' 11" (2.58m x 2.11m) Double glazed window to the front elevation, radiator.

EXTERNAL The property benefits from allocated parking and an enclosed low maintenance rear garden with paved patio and artificial turf lawn.







%epcGraph\_c\_1\_210%







**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH  
T: 01782 262880 • E: stokeontrent@martinco.com

**01782 262880**

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.