ST.MODWEN HOMES

VICTORIA PARK
STOKE-ON-TRENT

STOKE-ON-TRENT

Located off Boothen Old Road on the site of Stoke City's historic football ground, Victoria Park is just a short 10-minute walk from Stoke town centre.

THE **MIRIN** PLOT 34

3 BED DETACHED HOME

2 PARKING SPACES

VICTORIA PARK
Gable Street, Stoke-on-Trent, ST4 4ED

With a spacious lounge, and a separate kitchen diner overlooking the garden, The Mirin offers the perfect modern space for those needing flexibility from their home.

WITH FEATURES WE LOVE

- Separate living room
- Kitchen/Dining with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

VICTORIA PARK
STOKE-ON-TRENT

Perfectly positioned for new homeowners to make the most of everything Stoke-on-Trent's town centre has to offer, there's a choice of shopping outlets and well-known eateries to enjoy.

FLOORPLANS

GROUND **FLOOR**

Living Room	14'4" x 18'4"	4.40m x 5.59m
Kitchen/Dining	14'4" x 10'5"	4.39m x 3.16m
Cloakroom	5'2" x 2'10"	1.58m x 0.86m

FLOORPLANS

FIRST **FLOOR**

Bedroom 1	12'10" x 7'1"	3.90m x 2.16m
En-suite	4'7" x 10'4"	1.40m x 3.16m
Bedroom 2	7'5" x 12'2"	2.26m x 3.71m
Bedroom 3	8'11" x 6'8"	2.71m x 2.04m
Bathroom	5'7" x 6'2"	1.70m x 1.88m

Important Notice

3D interactive site plan, 3D floorplans, CGI images and development layout is indicative only and subject to change. External finishes, materials, layouts, window positions and internal features may vary and 'upgrades and extras' may be shown. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.