

The Plain

Whiston, Stoke-on-Trent, ST10 2HZ



Newly built, high specification 3-bedroom end-terrace property, sold with no upward chain, underfloor heating (wet system) to ground floor, fibre internet to property. Ideal for first time buyers or downsizers

£250,000

John German

Newly built to a high specification is a 3-bedroom end-terrace, that sets the standard for modern living, being sold with the benefit of no upward chain, bespoke sealed unit double glazed windows in wooden frames throughout, gas central heating, fibre internet connection to the property, and underfloor floor heating (wet system) on the ground floor. The property is ideal for a first-time buyer or downsizer looking for a modern, turn key property that boasts an excellent finish and specification throughout, situated in the popular location of Whiston. Internally briefly comprises entrance hallway, guest cloakroom, lounge/diner and kitchen. To the first floor are three bedrooms and a bathroom.

Entering via the timber front door into the entrance hallway, there are doors off to the guest cloakroom and lounge/diner.

The guest cloakroom has a corner wash hand basin with chrome mixer tap over and tile splashback, low level WC and electric extractor fan.

Moving into the dual aspect lounge/diner, there is a staircase to first floor which has a useful understairs storage cupboard and door into the:

Kitchen, having rolled edge preparation surfaces with inset 1 1/2 stainless steel sink with a adjacent drainer and chrome mixer tap over with tile splashback surround. There are a range of cupboards and drawers beneath with integrated appliances consisting of dishwasher, washing machine, fridge freezer and electric fan assisted oven and grill with four ring gas hob over and extractor fan canopy over and separate extractor fan, with complimentary wall mounted cupboards. There is a timber door providing access to the rear garden.

On the first floor landing there is a loft hatch access and doors off to the bedrooms and bathroom. Being all well-proportioned, the three bedrooms all have radiators and double glazed wooden windows.

Walking into the spacious bathroom, it has a white suite comprising wash hand basin with chrome mixer tap over and vanity base cupboards beneath, low level WC, bath with chrome mixer tap over and chrome mains shower over with waterfall shower and glass shower screen. There is a chrome ladder style heated towel rail and electric extractor fan.

Outside to the front of the property is a laid lawn area and porous tarmac driveway, which leads to the side of the property, providing off-street parking for multiple vehicles. Outside to the rear of the property is a private patio seating area, which gives way to a laid lawn with timber fence surround.

The property comes with a 10 year warranty.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA13112023

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band TBC







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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