

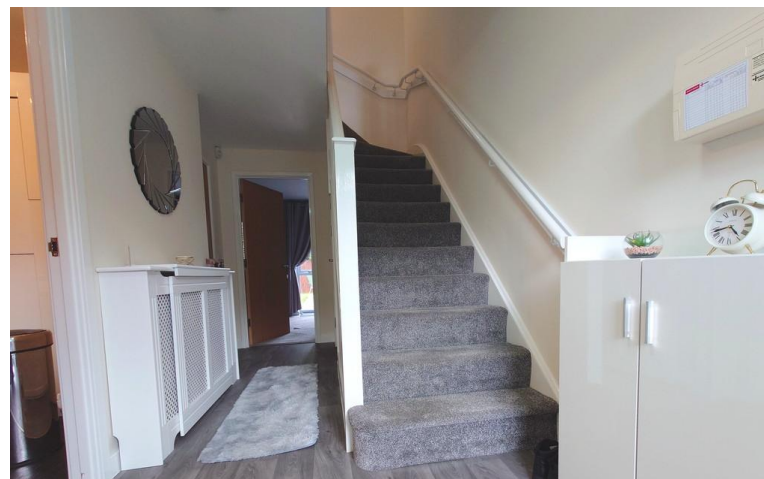


Supreme Street
Stoke-on-Trent, ST6 3PA

- A SEMI DETACHED HOUSE
- TWO GOOD SIZED BEDROOMS
- STUNNING SPECIFICATION
- MODERN KITCHEN
- LOUNGE/DINING ROOM
- BEAUTIFULLY PRESENTED REAR GARDEN
- DRIVEWAY FOR PARKING
- LEASEHOLD TENURE

£155,000





Property Description

INTRO

A SUPERBLY updated modern semi detached house, new on the market! Always a highly popular estate, this property is glowing inside and out! With a high specification throughout, the property comprises entrance hall, modern kitchen, ground floor cloaks/w.c, lounge/dining room, and to the first floor are two excellent sized bedrooms and a family bathroom. UPVC double glazing and gas central heating. Driveway for parking and a beautifully presented rear garden, not overlooked from behind. Leasehold charges are £226.95 per annum. Don't hesitate to contact us to get your viewings booked, this won't be here for long!

DIRECTIONS

Please use postcode ST6 3PA for Sat Nav/Google Maps. From Furlong Road, turn right into Supreme Street, where the property can be found on the left hand side as identified by our For Sale sign.



ACCOMMODATION

ENTRANCE HALL

A wide entrance hall with composite front entrance door and frosted window to front. Staircase to the first floor. Useful understairs storage cupboard. Concealed radiator. Alarm panel.

KITCHEN

10' 4" x 7' 2" (3.15m x 2.18m)

A modern kitchen suite comprising base and wall mounted cupboard units, with worksurfaces over. Window to the front. Single drainer sink unit. Electric oven/grill with gas hob, and extractor above. Main Eco Elite gas combi boiler. Space and plumbing for washing machine. Integrated tall built in fridge freezer. Spotlight track to ceiling.



CLOAKS/W.C

6' 5" x 4' 2" (1.96m x 1.27m)

A good size cloakroom with low level W.C, wash hand basin, radiator. Cushion flooring. Frosted window to the side.

LOUNGE/ DINING ROOM

14' 3" x 9' 6" (4.34m x 2.9m)

A lovely reception room with defined area for dining. UPVC rear access door, and two windows to the rear. Radiator.



FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

14' 4" x 9' 3" (4.37m x 2.82m)

With two windows to the rear, radiator.

BEDROOM TWO

14' 4" x 9' 3" (4.37m x 2.82m)

With two windows to the front, radiator. Useful store cupboard.



BATHROOM

6' 10" x 5' 8" (2.08m x 1.73m)

A modern fitted suite comprising panelled bath with shower fitting, low level w.c and wash hand basin. Fully tiled suite. Vanity cabinet and shelf. Extractor fan. Cushion flooring.

EXTERNALLY



FRONTAGE

A block paved driveway provides parking. Paved pathway to the front door, gravelled stone area. Gated access to the rear garden.

REAR GARDEN

A paved patio area leads to a lovely laid to lawn garden, beautifully kept, and not being overlooked from behind. Enclosed with fencing.

TENURE

The Tenure is Leasehold with the service/maintenance charge from 1st January each year being £226.95 per annum.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 83B Potential: 96A







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements