



INDEPENDENT ESTATE AGENTS



**35 Pilsden Place, Stoke-On-Trent
Staffordshire ST3 7RP
Offers In Excess Of £200,000**

A link detached family home in need of some TLC, in the highly regarded residential location of Meir Park, offering fantastic value for money, in need of some tender loving care! Enjoying a pleasant position at the head of a cul-de-sac with views across open greenway, the property would be well suited to growing families looking for that extra space. Internally, the property comprises of; entrance hall, guest WC, lounge with french doors to dining area and further more UPVC double glazed conservatory and extended kitchen/breakfast room with door to integral garage which has been partially boarded to provide a utility space. To the first floor are three good sized bedrooms, three of which are doubles and a single and a family with with jacuzzi bath. Further benefits include gas central heating, gas central heating, lawned rear garden and block paved driveway.

Ground Floor

Entrance Hall

WC

6'7" x 2'6" (2.022m x 0.775m)

Lounge

14'1" x 11'5" (4.306m x 3.481m)

Dining Room

10'3" x 9'3" (3.141m x 2.822m)

Conservatory

10'9" x 8'8" (3.285m x 2.655m)

Kitchen - Two Sections

Kitchen

10'3" x 8'6" (3.126m x 2.597m)

Kitchen/Diner

19'10" x 7'6" (6.065m x 2.290m)

Utility Area (Studding in Garage)

8'2" x 4'4" (2.499m x 1.346m)

First Floor

Landing

Bedroom One (Front)

11'10" x 11'7" (3.624m x 3.540m)

Bedroom Two (Rear)

12'6" x 9'4" (3.825m x 2.855m)

Bedroom Three

19'10" x 7'5" (6.065m x 2.261m)

Bedroom Four (Rear)

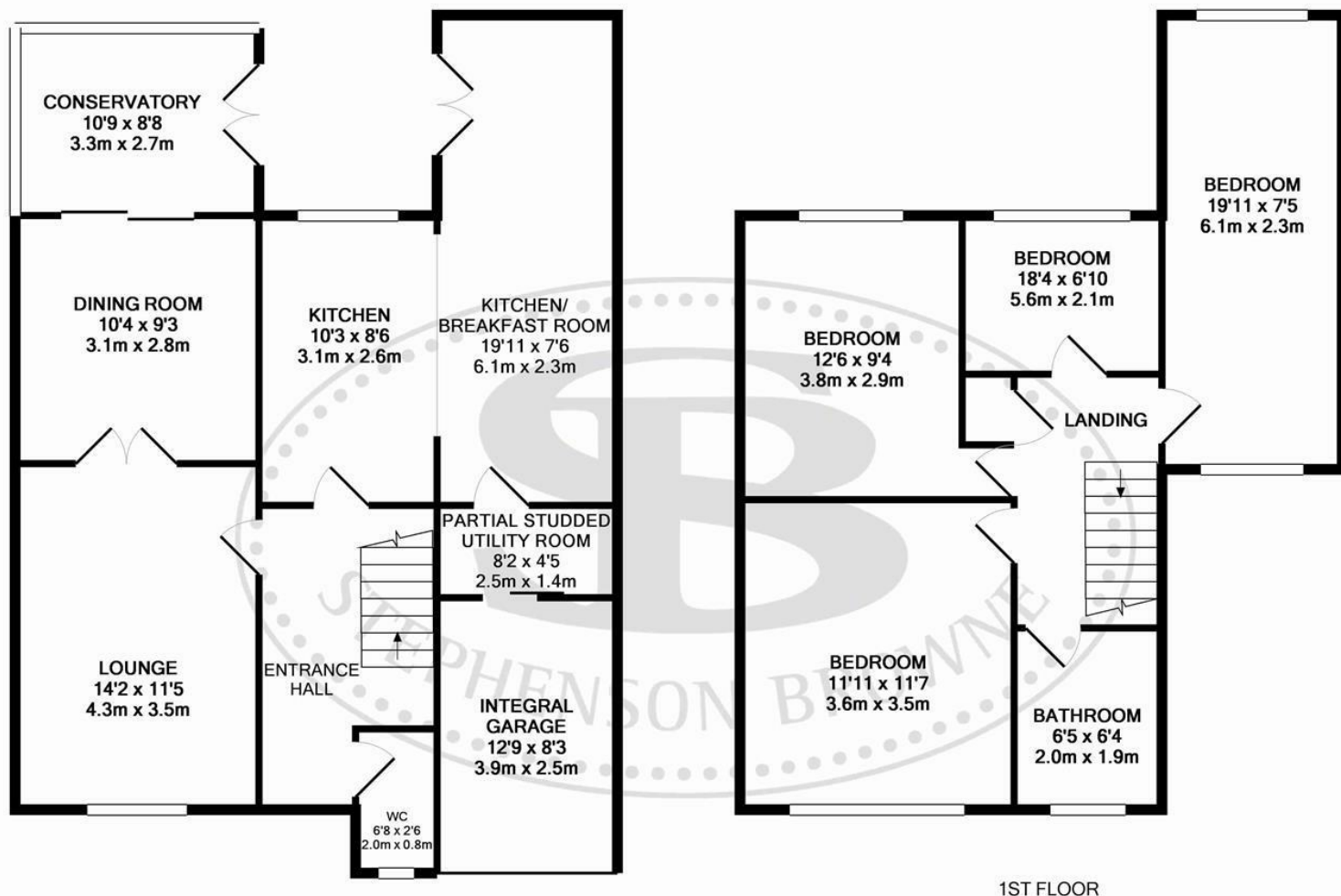
8'6" x 6'9" (2.593m x 2.078m)

Family Bathroom

6'4" x 6'3" (1.954m x 1.919m)

Integral Garage

12'9" x 8'2" (3.888m x 2.506m)



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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