



# 13 Sycamore Close

Stoke On Trent, ST3 7LD

£189,950

**Tinsley  
Garner**

independent property expertise



A traditional bay fronted semi in arguably one of the best locations in Meir Heath, in an elevated position with far reaching views towards the Staffordshire Moorlands in the distance. The house offers good size accommodation benefitting from upvc double glazed windows and gas central heating with comfy sitting room, upgraded dining kitchen with conservatory extension to the rear, three bedrooms and a modern bathroom. Occupying a large plot with good size gardens front and rear, great views to the rear, ample parking and plenty of space to extend whilst still retaining a large garden. No upward chain.

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## Porch

### Entrance Hall

Spacious reception area with half glazed upvc front door, wood effect laminate flooring and stairs to the first floor landing. Radiator.

### Lounge

A pleasant sitting room which has a bay window to the front of the house and double doors opening through to the dining kitchen. Chimney breast with period style fireplace with wooden surround, decorative tile inset and granite hearth with living flame gas fire. Wood effect laminate floor, TV aerial connection. Radiator.

### Dining Kitchen

A large open plan kitchen with space for dining which has a window to the rear of the house and French doors opening through to the conservatory. The kitchen is fitted with an extensive range of wall and base cupboards with painted effect Shaker style cabinet doors and contrasting wood block effect work surfaces with inset sink unit & mixer tap. Twin dual fuel cookers with stainless steel splash back and matching extractor hood, plumbing for washing machine & dish washer. Wall mounted Baxi gas

## Conservatory

A great addition to the living space which makes the most of the elevated position overlooking the garden with far reaching views towards the Staffordshire Moorlands in the distance. Built on a rick base with upvc double glazed windows and door to the garden terrace.

## Landing

Access hatch to loft space & airing cupboard. Window to the side of the house.

## Bedroom 1

Double bedroom with bay window to the front of the house and recess for a wardrobe. Wood effect laminate floor. Radiator.

## Bedroom 2

Double bedroom with window to the rear of the house enjoying spectacular views towards the Staffs Moorlands in the distance. Radiator.

## Bedroom 3

A decent size single bedroom which has a window to the front of the house. Wood effect laminate floor. Radiator.

## Bathroom

Fitted with a modern white suite comprising: bath with thermostatic rain





shower over, pedestal wash basin & WC. Ceramic wall tiling to full height. Window to the rear of the house. Radiator.

### Outside

This house has great outside space and takes full advantage of its elevated position enjoying far reaching views towards the Staffs Moorlands in the distance. There are large gardens front and rear, mainly lawn with established hedges and borders, together with a patio area, wooden deck and space for

outside storage. Driveway parking for 2 / 3 cars and a large workshop / store to the side. There is plenty of space to extend the property to the rear and / or side (subject to planning) without having

### General information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax band C

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



