



## 4 Cranwood Road

Stoke-on-Trent, ST12 9JE

£220,000

**Tinsley  
Garner**

independent property expertise



A mature semi-detached family home in a popular and sought after position in Tittensor village. The accommodation has been extended previously and is well proportioned featuring a sitting room with adjoining dining room, large utility, four bedrooms and bathroom. In good order throughout although would benefit from general upgrading and improvement. The house is on a good size plot with sunny enclosed garden to the rear and great views over the rooftops towards Barlaston from the upstairs windows. Super location at the end of Cranwood Road, strolling distance to the village primary school and within easy reach of the village hall and post office. A great prospect with lots of potential. No upward chain.

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## Entrance Hall

Spacious reception hall which has been extended to the front, wooden front door and arched window to the front of the house. Staircase to the first floor landing. Radiator.

## Cloakroom & WC

With suite comprising: WC & basin. Ceramic wall tiling to full height.

## Lounge

Window to the front of the house and opening through to the adjoining dining room. Stone built fireplace and TV plinth with fitted Baxi 'Bermuda' gas fire with back boiler. TV aerial connection. Radiator.

## Dining Room

Adjoins the lounge with rear facing window overlooking the garden. Radiator.

## Kitchen

The kitchen features its original range of wall & base cupboards with wood effect work surfaces and inset sink unit gas hob with extractor over and built-under electric oven. Pantry cupboard. Rear facing window overlooking the gardens.

## Utility Room

A large utility room with door through to the garage and window and door to the rear garden. Fitted work surface. Plumbing for washing machine.

## Landing

Access hatch to loft space, airing cupboard.

## Bedroom 1

Double bedroom with window to the front of the house, fitted wardrobes to two walls, dressing table and bedside cabinets. Radiator.

## Bedroom 2

Window to the rear of the house. Radiator.

## Bedroom 3

Window to the front of the house. Radiator.

## Bedroom 4

Single bedroom with window to the front of the house. Radiator.

## Bathroom

With suite comprising: bath with electric shower over, basin in vanity cupboard, WC.

## Outside

Driveway parking for two cars, integral single garage. Lawn front garden. Enclosed garden to the rear with lawn area and patio.

## 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.











