



**12 Hoffman Drive, Stoke-On-Trent, Staffordshire ST11 9TL**  
**Price guide £195,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



Situated within the sought after location of Stallington this beautiful three bedroom end townhouse is set over three floors, providing you with a well presented versatile living space! With a superb layout to accommodate an entrance hall, guest cloakroom with WC, fitted kitchen with integrated appliances and the modern open plan dining living area complete the ground floor. Rising up to the First Floor there is a further sitting room, flexible in its uses, with double balcony doors over looking the rear garden & letting in an abundance of light, 2 bedrooms and family bathroom. Further stairs lead you to the second floor where you will be greeted with the Master Bedroom boasting a walk in wardrobe and a beautiful en-suite.

Externally, to the front of the property is a lawned garden and access through an archway to the rear parking and garage. To the side of the property is gated access leading you to the rear garden with a large decked area, perfect for bbqs and outdoor entertaining. The garden is tastefully presented with railway sleepers & gravelled steps and borders with established plants, trees and shrubs.

Hoffman Drive is off Stallington Road with easy access to local schools, amenities and commuting distance of the A50 Stoke - Derby Link Road. For those wishing to travel further afield there is the M6 Motorway Network System near by.



## **The Accommodation Comrpises**

### **Entrance Hall**

17'0" x 4'0" (max) (5.18m" x 1.22m" (max))

Radiator, under storage cupboard off, Cardine floor, composite front entrance door.

### **Cloakroom**

5'7" x 2'11" (1.70m" x 0.89m")

Pedestal wash hand basin, low flush W.C., radiator, UPVC double glazed window, Cardine floor.

### **Kitchen with Dining Area**

17'3" x 8'1" (5.26m" x 2.46m")

Fitted Kitchen Comprising: Excellent range of high and low level fitted kitchen units and work surface over, inset stainless steel sink unit with built in cupboard under, SMEG gas range cooker, stainless steel extractor hood, integrated dishwasher, part tile walls, tiled floor, inset spot lighting, floor lighting to units, UPVC double glazed window, BAXI wall mounted gas combi boiler.

### **Lounge**

12'0" (reducing to 8'10") x 15'6" (max) (3.66m" (reducing to 2.69m") x 4.72m" (max))

Radiator, cardine flooring, UPVC double glazed window, UPVC double glazed patio doors which give access to the rear decking area and garden.

### **Stairs From The Entrance Hall Lead To:**

### **First Floor Landing**

Built in storage cupboard off, UPVC double glazed window.

### **Reception Room**

10'3" x 15'6" (3.12m" x 4.72m")

Radiator, UPVC double glazed window, UPVC double glazed double balcony doors.

### **Bedroom Two**

11'2" x 8'2" (3.40m" x 2.49m")

Radiator, UPVC double glazed window.

### **Bedroom Three**

9'4" x 7'1" (2.84m" x 2.16m")

Radiator, UPVC double glazed window.

### **Bathroom**

6'10" x 6'0" (2.08m" x 1.83m")

Modern Bathroom Suite Comprising: Panelled i bath, pedestal wash hand basin, low flush W.C., radiator, laminate flooring, part tiled walls.

### **Stairs From The First Floor Landing Lead To:**

### **Second Floor Landing**

Built in cupboard off, UPVC double glazed window.

### **Master Bedroom**

21'9" (max) x 8'5" (6.63m" (max) x 2.57m")

Walk in wardrobe ( 4'3" x 6'9"), two radiators, UPVC double glazed window, double glazed velux window.

### **En-Suite**

7'9" (into shower) x 6'9" (2.36m" (into shower) x 2.06m")

Modern En-Suite Comprising: Separate tile shower cubicle with plumbed in shower, pedestal wash hand basin, low flush W.C., radiator, laminate flooring, part tile walls, inset spot lighting.

### **Brick Garage**

15'6" x 8'4" (4.72m" x 2.54m")

Access through an arch way leads you to parking a garage with a metal up and over door, light and power.

### **Outside**

Gated access to the side of the property takes you to the rear garden with a good sized decking area, railway sleeps and gravelled steps, borders with mature plants and trees.

### **Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### **Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### **Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### **Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### **Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.











