



13 Hethersett Walk

Bentilee, Stoke-On-Trent, ST2 0PQ

I'm WALKing on sunshine!!! I'm WALKing on sunshine! And it's starting to feel good! You will be WALKing on cloud nine when you set your sights on this immaculate semi detached property on Hethersett WALK! The property offers spacious living accommodation comprising lounge, large kitchen/diner, two double bedrooms and contemporary bathroom. Externally the property is beautifully located with open views to the front, a drive way with ample off road parking leading to a detached garage. To the rear the property is laid to lawn with a patio seating area and inset flower beds. If you are not sold already, the property is also sold with no upward chain! So WALK on sunshine, book a viewing and start to feel good!

Asking price £110,000

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- BEAUTIFUL SEMI DETACHED
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE
- NO UPWARD CHAIN
- LOUNGE
- CONTEMPORARY BATHROOM
- GARDENS TO FRONT & REAR
- SPACIOUS KITCHEN/DINER
- OFF ROAD PARKING
- OPEN VIEWS TO THE FRONT

GROUND FLOOR

Entrance Hall

The property has a wooden entrance door to the front aspect. Radiator. Stairs leading to the first floor.

Lounge

13'0" x 11'3" (3.97 x 3.45)

A double glazed window overlooks the rear aspect. Television point and radiator.

Kitchen/Diner

17'10" x 10'1" (5.46 x 3.09)

A double glazed window overlooks the front and rear aspect coupled with a wooden access door to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and integrated electric oven with gas hob over and cooker

hood above. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Wall mounted central heating boiler. Radiator. Under stair storage.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Airing cupboard.

Bedroom One

17'11" x 10'2" (5.48 x 3.10)

Two double glazed windows over the front and rear aspect. Television point. Loft access hatch and ceiling spotlights. Radiator.

Bedroom Two

13'5" x 11'8" (4.09 x 3.56)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

7'10" x 5'6" (2.39 x 1.68)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and ceiling spot lights.

Extractor fan and ladder style towel

EXTERIOR

To the front there is a driveway leading down the side of the property to the garage, steps leading to the entrance door and shrubs. To the rear the garden is laid to lawn with a paved patio area and inset flower bed borders.

Garage

Detached garage with up and over door.





Floor Plan



Total area: approx. 72.6 sq. metres (781.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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