



15 Royal Way , Stoke-On-Trent, ST2 7QB

The stakes are high, the cards have been dealt. How is your bluffing face? Well your holding a ROYAL flush so sit smug and wait to take the win. This delightfully spacious three storey town house of ROYAL Way is looking for a new owner. Sold with no upward chain in the popular area of Baddeley Green, the accommodation on offer comprises a large lounge with Juliet balcony, modern fitted kitchen/diner, utility room, four fantastic sized bedrooms, family bathroom, shower room and en-suite to the master bedroom. Externally the property benefits from off road parking to the front and an integral garage. To the rear the garden is fully enclosed with a paved patio area and lawned area. Located in the popular area of Baddeley Green, close to local amenities, schooling and canal towpaths. Get your poker face on your holding a ROYAL hand!

Offers in the region of £240,000

15 Royal Way

, Stoke-On-Trent, ST2 7QB



- SPACIOUS THREE STOREY TOWN HOUSE
- FOUR BEDROOMS
- UTILITY ROOM
- NO UPWARD CHAIN
- LARGE LOUNGE WITH JULIET BALCONY
- EN-SUITE TO MASTER BEDROOM
- OFF ROAD PARKING & INTEGRAL GARAGE
- MODERN KITCHEN/DINER
- FAMILY BATHROOM & SHOWER ROOM
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

15'2" x 7'0" (4.63 x 2.15)

The property has a entrance door to the front aspect. Storage cupboard housing hot water cylinder. Stairs leading to the first floor. Access door leading into the garage. Radiator.

Shower Room

7'8" x 3'0" (2.34 x 0.92)

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls sand radiator. Shaver point.

Utility Room

11'1" x 5'2" (3.39 x 1.59)

A double glazed access door leads out the rear aspect. Fitted with base storage units and work surface areas. Inset stainless steel sink unit and side drainer. Partly tiled walls and shelving. Extractor fan and wall mounted central heating boiler. Radiator.

Bedroom Four/Snug

10'6" x 10'6" (3.22 x 3.22)

Double glazed sliding patio doors lead out the rear aspect. Television point and radiator.

FIRST FLOOR

First Floor Landing

Large storage cupboard and radiator. Stairs lead to the second floor.

Lounge

16'2" x 12'4" (4.93 x 3.76)

A double glazed window overlooks the front aspect coupled with a double glazed Juliet balcony. Television and telephone points. Two radiators.

Kitchen/Diner

16'0" x 10'6" (4.90 x 3.22)

A double glazed window overlooks the rear aspect coupled with a double glazed Juliet balcony. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob and cooker hood above. Space and plumbing for fridge/freezer and dishwasher. Radiator. Space for table and chairs.

SECOND FLOOR

Second Floor Landing

Radiator.

Bedroom One

10'7" x 10'3" (3.23 x 3.13)

A double glazed window overlooks the rear aspect. Alcove hanging storage. Loft access hatch. Radiator.

En-Suite

10'6" x 3'6" (3.21 x 1.08)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower, low level W.C and wash hand basin. Extractor fan and shaver point. Partly tiled walls and radiator.

Bedroom Two

12'7" x 7'4" (3.84 x 2.26)

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

Bedroom Three

12'4" x 8'4" (3.77 x 2.55)

A double glazed window overlook the front aspect. Television point and radiator.

Bathroom

6'5" x 5'8" (1.98 x 1.74)

Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator.

EXTERIOR

To the front the property benefits from off road parking and an integral garage. To the rear the property is fully enclosed with a side access gate, laid to lawn with a paved patio seating area and flower bed borders.

Integral Garage

16'0" x 8'3" (4.88 x 2.53)

Up and over door with access door into the main house. Power and lighting.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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