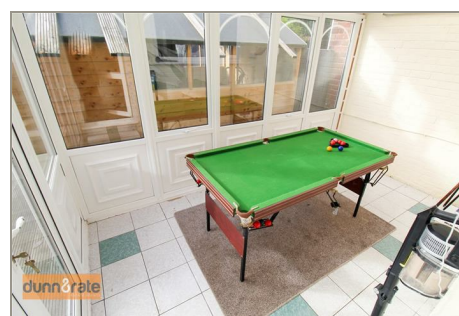




42 Larksfield Road

Smallthorne, Stoke-On-Trent, ST6 1RS

The chase is on and the competition is tight. Who is going to be the front runner and win this pure delight?! A spacious THREE bedroom town house is up for the taking, the guns about to go off and your legs are shaking! Be victorious and claim your trophy; immaculately presented throughout the property comprises of a large lounge, conservatory, kitchen/diner, three bedrooms and a bathroom. Externally, the property benefits from an enclosed rear garden and to the front, off road parking is available. Located in the popular area of Smallthorne, in close proximity to local amenities and schooling. Do you like the chase? You have got to be in it to win it!!! Call today to book a viewing.

£145,000

42 Larksfield Road

Smallthorne, Stoke-On-Trent, ST6 1RS



- SPACIOUS MID TOWNHOUSE PROPERTY
- CONSERVATORY
- FAMILY BATHROOM
- POPULAR LOCATION
- FITTED KITCHEN/DINER
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

6'9" x 2'9" (2.06 x 0.84)

UPVC door to the front aspect and windows to the front and side aspect. Stairs to the first floor.

Lounge

19'1" x 10'0" (5.82 x 3.07)

A UPVC window looks out to the front aspect and a bay window to the rear. A small window looks into the kitchen. TV point, electric fireplace and two radiators.

Kitchen/Diner

12'3" x 11'7" (3.74 x 3.55)

A UPVC window and door opens into the conservatory. Fitted with a range of wall and base storage units, with coordinating work surface areas. Inset stainless steel sink and side drainer, integrated double electric oven and hob with extractor above. Plumbing and space for a washing machine and fridge. Partly tiled walls, radiator and under-stair storage.

Conservatory

12'7" x 7'3" (3.84 x 2.22)

UPVC windows to the rear and side aspect and a door opens on to the rear patio. Tiled flooring.

Hallway

7'10" x 5'10" (2.39 x 1.79)

UPVC sliding door to the front and window. Door to storage.

W.C

4'9" x 2'4" (1.46 x 0.72)

A single glazed window looks into the hallway. Low level WC and extractor fan.

First Floor

First Floor Landing

7'1" x 2'5" (2.16 x 0.76)

Stairs from the ground floor and loft access hatch.

Bedroom One

11'2" x 10'2" (3.42 x 3.10)

A UPVC window looks out to the front aspect. Radiator.

Bedroom Two

13'11" x 11'3" max (4.26 x 3.45 max)

A UPVC window looks out to the front aspect. Radiator.

Bedroom Three

10'1" x 8'2" (3.08 x 2.51)

A UPVC window looks out to the rear aspect. Storage cupboard housing boiler.

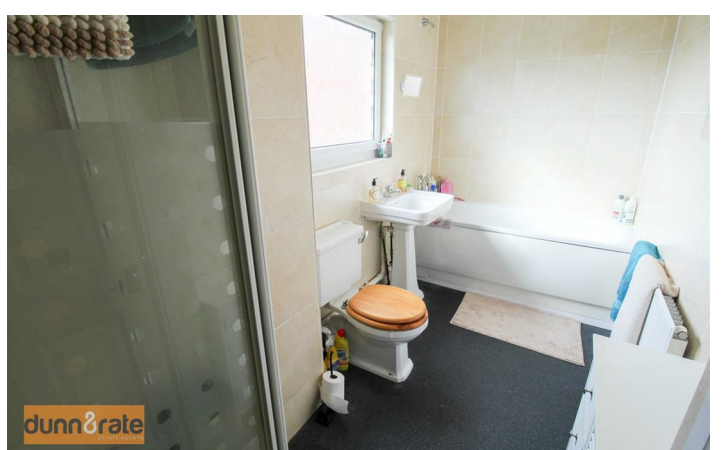
Bathroom

11'2" x 5'3" (3.42 x 1.61)

A UPVC window looks out to the rear aspect. Fitted suite comprising of wash hand basin, low level WC, shower cubicle and bath. Fully tiled walls and radiator.

EXTERIOR

The front of the property is gravelled and has a paved driveway. To the rear, the garden is fully enclosed, with a decking patio, laid to lawn and shed. Gate leads out to the rear.



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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