

heywoods



Victoria Street

Basford, Stoke-on-Trent, ST4 6EG

£145,000



- Character Town House
- Three Excellent Bedrooms
- Three Reception Rooms
- Large Kitchen With Double Oven & Hob
- First Floor Bathroom
- Two Staircases
- Well Maintained & Presented
- Combi Central Heating
- Outstanding Family Home!
- Viewing Essential To Appreciate

The Accommodation:

ENTRANCE HALL Quarry floor, doors to both reception rooms, main staircase to first floor.

FRONT FACING SITTING ROOM 13' 9" into bay x 12' 0" (4.19m x 3.66m) Attractive mullioned bay window, Victorian style fireplace, bookshelves, coved ceiling.

REAR LIVING ROOM 12' 11" x 12' 7" (3.94m x 3.84m) French windows to rear courtyard, oak strip flooring, Victorian style fireplace, coved ceiling.

KITCHEN 11' 3" x 10' 6" (3.43m x 3.2m) Good range of fitted base and wall units and worksurfaces, built in double oven, gas hob and extractor canopy, plumbing for dishwasher and washing machine, coved ceiling, feature hole in the wall fireplace open to;

BREAKFAST ROOM 10' 6" x 9' 1" (3.2m x 2.77m) French windows to rear, oak strip flooring, second staircase to first floor.

FRONT LANDING Doors to bedrooms one and two.

BEDROOM ONE 14' 5" into bay x 12' 0" (4.39m x 3.66m) Feature bay window, fireplace, door to useful store 9'7" x 3'10" which may convert to an ensuite if required.

BEDROOM TWO 16' 7" x 12' 8" (5.05m x 3.86m) A most impressive and spacious full-width room with excellent wardrobe/store off over stairwell.

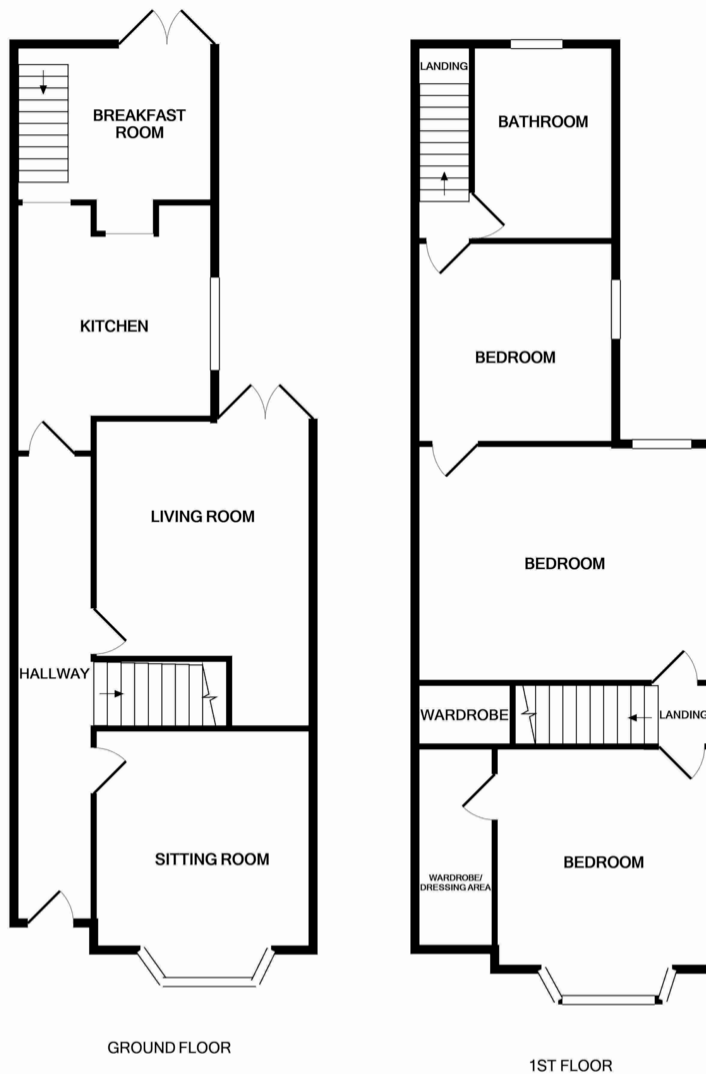
BEDROOM THREE 13' 0" x 10' 11" (3.96m x 3.33m) Another spacious double bedroom, boiler cupboard with Baxi combi, interconnecting door to bedroom two and door to;

REAR LANDING Access to downstairs, door to;

FAMILY BATHROOM 9' 0" x 7' 8" (2.74m x 2.34m) Suite comprising bath with twin-head shower, pedestal basin and close coupled WC, part tiled Walls and coved ceiling, traditional radiator/towel rail.

EXTERNALLY Rear courtyard with flagged and decked areas, gate to rear, brick walls side and rear.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

High
demand
for **similar**
properties
to BUY & LET

heywoods

EPC Graph coming soon...

The Estate Offices
Blackfriars Road
Newcastle-under-Lyme
ST5 2EB

T. 01782 617343
E. u2us@heywoodsproperty.co.uk
W. www.heywoodsproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements