



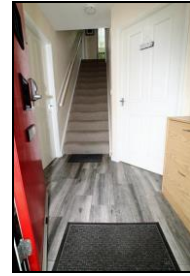
## 27 Rosedawn Close East, Hanley, Stoke on Trent, ST1 3TH £299,000 Offers Over

Introducing this IMMACULATELY PRESENTED, SPACIOUS, THREE STOREY, SIX BEDROOM DETACHED FAMILY HOME. Offering both VERSATILE and FLEXIBLE LIVING ACCOMMOATION this beautiful home could easily lend itself to be used as a HMO for all you INVESTORS out there, already has separate lockable rooms. Enjoy the reduction in your electric bills and a REGULAR TAX FREE INCOME via the purchased SOLAR PANEL ARRAY. Within EASY WALKING distance of Hanley Town Centre/shops/amenities/schools along with FANTASTIC COMMUTER LINKS around the POTTERIES CONURBATION, either by CAR/PUBLIC TRANSPORT. The property briefly consists of:- Entrance hall, two further landings, generous kitchen diner, six bedrooms ( 3 complete with en-suite), separate shower room and a cloak room, spacious orangery. Externally the property does not disappoint either, rear enclosed private walled garden area and off road parking for two vehicles. Superb energy rating A. What more would you possibly need.

Three storey, six bedroom detached family home  
Generous kitchen diner and spacious orangery  
Three en-suites, family shower room, separate cloakroom  
Private and enclosed rear walled garden  
Off road parking for two vehicles  
Solar panel installation with tax free income  
Close to shops/amenities/schools/commuter links  
Super energy rating A

## Entrance Hall

Enter the property via the wooden front door with the added benefit of an electric code lock, into the tiled hallway. Radiator and frosted glazed window panels to each side of the door to let in further natural light.



## Bedroom 1 2.67m (8' 9") x 3.55m (11' 8")

Wooden double glazed window to the front aspect. Carpet and two radiators.



## Bedroom 1



## En-Suite 2.65m (8' 8") x 1.37m (4' 6")

Walk in shower, inset wash/hand basin over a fixed vanity unit and low level WC. Chrome ladder style towel heater, extractor fan and non slip vinyl floor covering.



## Kitchen Diner 3.60m (11' 10") x 5.00m (16' 5") max

Modern fitted kitchen with roll top work surface. Electric oven four ring gas hob and extractor above. Plumbing for a washing machine and dishwasher, along with space for other electrical appliances. Wooden double glazed windows to the front and rear aspects and French doors into the orangery with a further fully glazed door as a rear access. Worcester Bosch gas combi boiler with eight years warranty remaining and is housed in a matching wall unit, Vinyl floor covering and tiled splash backs.



## Kitchen Diner



### **Cloak Room 1.00m (3' 3") x 1.97m (6' 6")**

Inset wash/hand basin over a fixed vanity unit, low level WC, Vinyl floor covering. Wooden double glazed frosted window to the rear aspect.



### **Orangery 3.96m (13' 0") x 4.20m (13' 9")**

Beautiful addition to the property is the orangery, aluminium frames with grey foiling inside and out, vertical blinds, French doors to the rear garden. The lantern domed ceiling floods the room with natural light. The carpet covers a tiled floor covering. Wall mounted electric wall heater and TV aerial connections.



### **Orangery**



### **Stairs/Landing to First Floor**

Carpeted stairs lead from the hallway to the first floor. Large floor to ceiling double glazed wooden window on the landing to the front aspect with a further window to the rear. Radiator.



### **Bedroom 2 2.66m (8' 9") x 3.30m (10' 10")**

Wooden double glazed window to the front aspect. Carpet and radiator.



### **En-Suite 1.50m (4' 11") x 1.60m (5' 3")**

Corner shower enclosure, pedestal sink and low level WC. Extractor fan, radiator and vinyl floor covering. Wooden double glazed window with frosted glazing to the rear aspect.



### **Bedroom 3 2.72m (8' 11") x 3.74m (12' 3")**

Dual aspect wooden double glazed windows to the side and front aspects.  
Carpet and radiator.



### **En-Suite 2.71m (8' 11") x 1.19m (3' 11")**

Walk in shower, inset wash/handbasin over a fixed vanity unit, low level WC, extractor, radiator and vinyl floor covering. Wooden double glazed window with frosted glazing to the rear aspect.



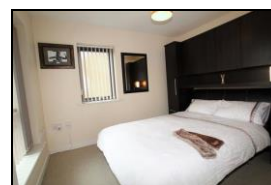
### **Stairs/Galleried Landing**

Carpeted landing on the second floor also has access to the insulated and partially boarded loft space via a retractable ladder. Wooden double glazed window to the rear, radiator and door at the base of the stairwell.



### **Bedroom 4 2.69m (8' 10") x 3.06m (10' 0")**

Dual aspect wooden double glazed windows to the side and front aspects.  
Carpet and radiator.



### **Family Shower room 1.89m (6' 2") x 1.85m (6' 1")**

Modern suite comprising of a large walk in enclosure benefits from a dual head shower and sliding door. Inset wash/hand basin over a fixed vanity unit along with a low level WC. Chrome ladder style towel heater, partially tiled walls, extractor fan and vinyl floor covering. Wooden double glazed window with frosted glazing to the rear aspect.



### **Bedroom 5/Office 2.72m (8' 11") x 2.45m (8' 0")**

Dual aspect wooden double glazed windows to the side and front aspects.  
Carpet and radiator.



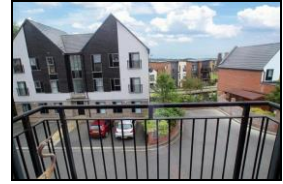
### **Bedroom 6 2.74m (9' 0") x 2.46m (8' 1")**

Dual aspect wooden double glazed windows to the side and rear aspects.  
Carpet and radiator.



### View from Verandah

Fully glazed wooden double glazed door open to the top floor balcony.



### Rear Garden

The high brick built wall provides privacy to the rear garden, which is mainly laid to lawn with flower borders and mature shrubs. Metal garden shed included.



### Rear Garden



### Off Road Parking

Tarmac drive for two cars.

Property Ref: OPNY000741

## Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.