

61 Delaney Drive, Park Hall, Stoke on Trent, ST3 5RL

£175,000 Offers Over

Introducing this extremely well presented three bedroom SEMI-DETACHED HOME offering MODERN DECOR THROUGHOUT. Located in a pleasant CUL-DE-SAC on the popular PARK HALL estate in Weston Coyney. This beautiful home would suit first time buyers/young families or downsizers alike. Benefiting from a backdrop of WOODLAND to the rear giving a GOOD DEGREE OF PRIVACY. This stunning home comprises of:-Porch, entrance hall, open plan lounge diner, MODERN FITTED KITCHEN, CONSERVATORY, three bedrooms and a family bathroom. Externally there is a good sized rear garden, AMPLE OFF ROAD PARKING to the front and a separate SINGLE GARAGE. Within EASY WALKING distance to PARK HALL COUNTRY PARK and convenient for SCHOOLS, LOCAL AMENITIES, SHOPS along with offering EXCELLENT COMMUTER LINKS. Certainly one for the shortlist of properties to view.

Three bedroom semi-detached house. Would suit first time buyers, young family or downsizers.

Pleasant cul-de-sac location on Park Hall.

Boasting modern decor throughout. Open plan lounge diner, modern kitchen, conservatory

Backing on to Woodland
Separate single garage, off road parking, rear garden.
Close to shops, schools, local amenities, excellent commuter links.

Porch 1.79m (5' 10") x 1.00m (3' 3")

Dwarf wall porch, UPVC glazed to three sides in Georgian style, entrance door to the side aspect. Laminate floor covering.



Hallway 1.49m (4' 11") x 1.64m (5' 5")

Enter the property via the UPVC front door into the carpeted hallway. Radiator.



Open Plan Lounge/Diner 3.89m (12' 9") x 7.05m (23' 2") max

UPVC Georgian style bow window to the front aspect flooding this spacious room with natural light. Two radiators, laminate floor covering and aluminium sliding patio doors to the conservatory.



Open Plan Lounge/Diner



Open Plan Lounge/Diner



Open Plan Lounge/Diner



Open Plan Lounge/Diner



Kitchen 2.63m (8' 8") x 3.03m (9' 11")

Modern fitted kitchen with electric oven, four ring gas hob and extractor fan above. Plumbing for a washing machine, coloured sink in front of the UPVC window to the rear aspect. Tiled splash backs, radiator and tiled floor covering. UPVC exit door to the side aspect. The gas combi boiler is housed in a matching wall unit.



Kitchen



Kitchen



Conservatory 4.53m (14' 10") x 2.94m (9' 8") max

Dwarf wall conservatory with White UPVC glazed windows, French doors to the rear aspect along with a further side exit door. Power points and laminate floor covering.



Stairs/Landing

Carpeted stairs lead from the hallway to the first floor. Landing has a UPVC window with frosted glazing to the side aspect, useful storage cupboard and carpet. Access from here via retractable ladder to the insulated and boarded loft space, also benefits from a Velux window.



Master Bedroom 2.67m (8' 9") x 3.46m (11' 4")

UPVC Georgian style window to the front aspect. Radiator and laminate floor covering.



Master Bedroom



Bedroom 2 2.98m (9' 9") x 3.34m (10' 11")

UPVC Georgian style window to the rear aspect. Radiator and laminate floor covering.



Bedroom 2



Bedroom 3

UPVC Georgian style window to the front aspect. Radiator and laminate floor covering.



Family Bathroom 1.99m (6' 6") x 1.73m (5' 8")

White bathroom suite comprising of a panelled bath with shower and side screen over, pedestal sink and low level WC. Ladder style modern towel heater, tiled walls and vinyl floor covering. UPVC window with frosted glazing to the rear aspect.



Garage 3.00m (9' 10") x 6.10m (20' 0")

Detached pre-fab garage with up and over door. Window and pedestrian access door to the side aspect.

Rear Garden

The long rear garden begins with paved patio area and leads to pebbled section with grassed area beyond. Panelled fencing to the sides. Car port to the side of the property along with a useful external tap.

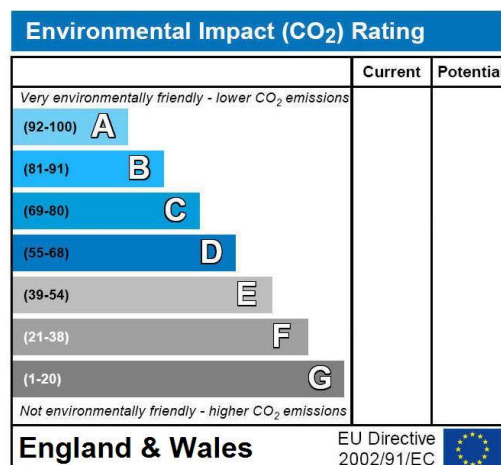
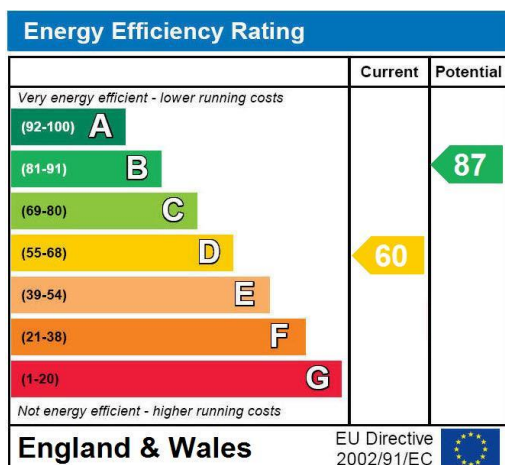


Front Garden

Decorative chippings laid for ample off road parking and low maintenance.

Property Ref: OPNY000743

Energy Performance Certificates



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.