

22 Minton Street, Hartshill, Stoke on Trent, ST4 7NN

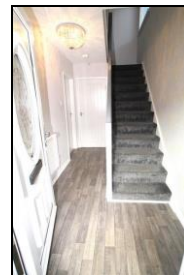
£195,000 Asking Price

NO CHAIN. Introducing to the market this well presented three bedroom semi-detached house. Ideally suited to FIRST TIME BUYERS/YOUNG FAMILIES. Boasting a MODERN FITTED KITCHEN and a CONTEMPORARY SHOWER ROOM. Located in the POPULAR and SOUGHT after area of HARTSHILL convenient for LOCAL SHOPS, AMENITIES, SCHOOLS and ROYAL STOKE HOSPITAL COMPLEX. Property briefly comprises of:- Entrance hall, lounge diner, modern kitchen, three bedrooms and a modern shower room. Externally:- AMPLE OFF ROAD PARKING, separate garage and an enclosed rear garden.

No chain  
Three bedroom semi-detached house  
Sought after Hartshill area  
Modern fitted kitchen and shower room  
Single garage, off road parking, enclosed rear garden  
Close to shops, amenities and Royal Stoke Hospital

## Entrance Hall

Enter the property via the UPVC door with windows to each side into the welcoming hallway. Radiator and vinyl floor covering.



## Lounge 3.30m (10' 10") x 6.75m (22' 2")

Main focal point is the living flame gas fire within a white ornate surround and standing upon a marble hearth. Two radiators and carpet. Dual aspect UPVC windows to the front and rear aspects, both benefit from vertical blinds.



## Lounge



## Kitchen 2.34m (7' 8") x 2.83m (9' 3")

Lovely modern fully fitted kitchen with a host of integrated appliances, fridge/freezer, washer/dryer, electric oven, four ring gas hob with extractor fan above. Stainless steel sink in front of the UPVC window with roller blind to the rear garden. Gas combi boiler is housed in a matching wall unit. Half glazed UPVC exit door to the side aspect. Useful storage under the stairs, tiled walls and vinyl floor covering.

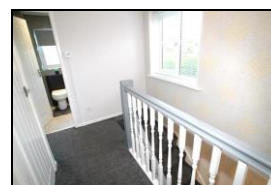


## Kitchen



## Stairs Landing

Carpeted stairs lead from the hallway to the first floor carpeted landing. UPVC window with Venetian blinds to the side aspect. Storage cupboard and access from here via retractable ladder to the insulated and partially boarded loft space.



**Master Bedroom 3.31m (10' 10") x 3.78m (12' 5") max**

Large UPVC window to the front aspect, with vertical blinds. Carpet, radiator and ceiling to floor fitted wardrobes with mirror and sliding doors.



**Bedroom 2 2.84m (9' 4") x 2.90m (9' 6")**

Carpet, radiator and UPVC window with vertical blinds to the rear aspect.



**Bedroom 3 1.90m (6' 3") x 1.70m (5' 7")**

UPVC window with vertical blinds to the front aspect. Radiator, laminate floor covering and store over the stairs.



**Shower Room 2.30m (7' 7") x 1.63m (5' 4")**

Fully tiled walk-in dual head shower, fixed vanity unit with inset wash/hand basin and a close coupled WC. Vertical radiator, extractor fan and tiled floor covering with the added bonus of underfloor heating. UPVC window with frosted glazing and roller blind.



**Shower Room**



**Garage/Parking 2.43m (8' 0") x 4.92m (16' 2")**

Tarmac front garden and drive provides ample off road parking. Double wooden gates for additional privacy. Single detached garage with up and over door, windows to the rear. Power points and lighting.



**Rear Garden**

Private and enclosed garden with panelled fencing. Mainly laid to lawn with flower borders. Pergola to the rear and a paved patio area.



**Property Ref: OPNY000839**

## Energy Performance Certificates

TBA

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.