



23 Phillipson Way

Smallthorne, Stoke-On-Trent, ST6 1RR

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 semi detached property is up for the taking, the guns about to go off and your legs are shaking! Be victorious and claim your trophy; the property comprises of a large lounge/diner, modern kitchen, three good sized bedrooms and a family bathroom. Externally, the property benefits from an enclosed large 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!

£190,000

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Smallthorne, Stoke-On-Trent, ST6 1RR



- SPACIOUS SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE/DINER
- FITTED BATHROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- LARGE REAR GARDEN
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Porch

5'5" x 1'3" (1.67 x 0.4)

A double glazed sliding door opens into the entrance hall.

Entrance Hall

11'6" x 5'10" (3.52 x 1.78)

A door opens to the front with a double glazed window into the porch. A window to the side lounge/diner. Stairs to the first floor, radiator and tiled flooring.

Lounge/Diner

23'9" x 11'4" (7.25 x 3.47)

A double glazed window looks out to the front aspect and double glazed patio doors and windows looks out to the rear. Multi Fuel fire and two radiators.

Kitchen

10'10" x 7'8" (3.31 x 2.35)

A double glazed window looks out to the rear aspect. Fitted with a range of wall and base storage units and coordinating work surface areas. Inset sink

and drainer, freestanding gas cooker, fridge/freezer and space and plumbing for a washing machine. Combi boiler.

W.C

5'11" x 2'7" (1.81 x 0.81)

Under-stair storage, with Low Level Sink and wash hand basin.

FIRST FLOOR

First Floor Landing

10'4" x 6'5" (3.15 x 1.96)

Stairs from the ground floor. Storage cupboard.

Bedroom One

11'10" x 10'11" (3.63 x 3.34)

A double glazed window looks out to the rear aspect. Built in wardrobes, loft access hatch and radiator.

Bedroom Two

11'5" x 11'0" (3.50 x 3.36)

A double glazed window looks out to the front aspect. Radiator,

Bedroom Three

7'4" x 7'4" (2.26 x 2.24)

A double glazed window looks out to the front aspect. Radiator.

Bathroom

6'5" x 5'5" (1.96 x 1.66)

A double glazed window looks out to the rear aspect. Fitted suite comprising of bath with shower overhead, Low Level WC and wash hand basin.

Extractor fan, spotlights, radiator and fully tiled walls.

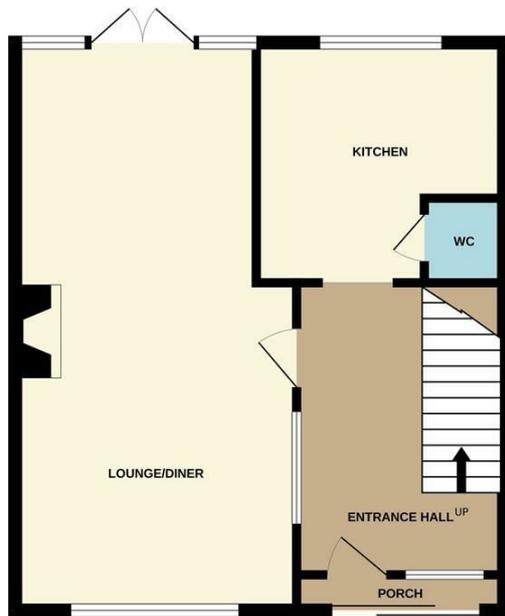
EXTERIOR

To the front of the property there is a tarmacadam driveway, with gates to the rear garden. To the rear there is a fully enclosed rear garden, with paving, laid to lawn and decking patio. Garage.

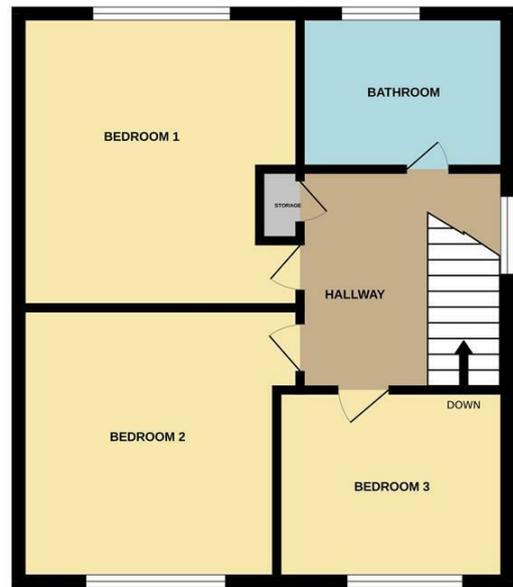


Floor Plan

GROUND FLOOR



1ST FLOOR



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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