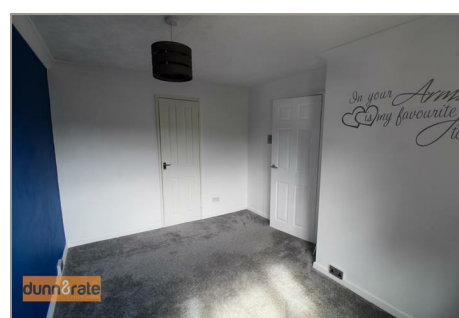




34 Larksfield Road

Smallthorne, Stoke-On-Trent, ST6 1RS

Just like a LARK, this property will have you singing its praises! We're thrilled to share this property on Larksfield Road with you! The ground floor comprises of a spacious lounge, modern fitted kitchen with integrated appliances, and a generous rear garden. To the first floor there are two double bedrooms, a modern family bathroom, and a walk-in wardrobe/storage space. Located in the popular area of Smallthorne, close to local amenities and schools, this property is ready to swing open the door and welcome you home! If the melody of Larksfield Road makes you want to sing, get in touch to book a viewing today!

Offers in excess of £135,000

34 Larksfield Road

Smallthorne, Stoke-On-Trent, ST6 1RS



- SPACIOUS MID TERRACE PROPERTY
- CONTEMPORARY BATHROOM
- EARLY VIEWING A MUST
- MODERN INTEGRATED KITCHEN
- FULLY ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

4'8" x 4'0" (1.43 x 1.23)

Double glazed window to the front aspect. Door to the front aspect. Radiator.

Lounge

13'10" x 12'4" (4.23 x 3.78)

Double glazed window to the front aspect. Electric fireplace. Radiator. TV point.

Kitchen

15'9" x 9'9" (4.81 x 2.99)

Double glazed window to the rear aspect. Fitted with a range of wall and base units with co-ordinating work surfaces. Integrated electric oven and hob, microwave, cookerhood, fridge/freezer and washing machine. Asterite sink/drain. Radiator. Under stairs storage cupboard.

FIRST FLOOR

Landing

9'0" x 6'3" (2.76 x 1.93)

Stairs from entrance hall. Loft access.

Bedroom One

12'1" x 9'2" (3.7 x 2.8)

Double glazed window to the rear aspect. Radiator. TV point. Door to walk-in wardrobe/storage.

Bedroom Two

9'2" x 9'2" (2.80 x 2.80)

Double glazed window to the front aspect. Radiator. Fitted wardrobes.

Walk-in Wardrobe/Storage

9'1" x 2'5" (2.79 x 0.74)

Accessible from Bedroom One and Landing.

Bathroom

7'6" x 5'1" (2.30 x 1.55)

Double glazed window to the rear aspect. Shower cubicle, wash hand basin with vanity and low level WC. Fully tiled.

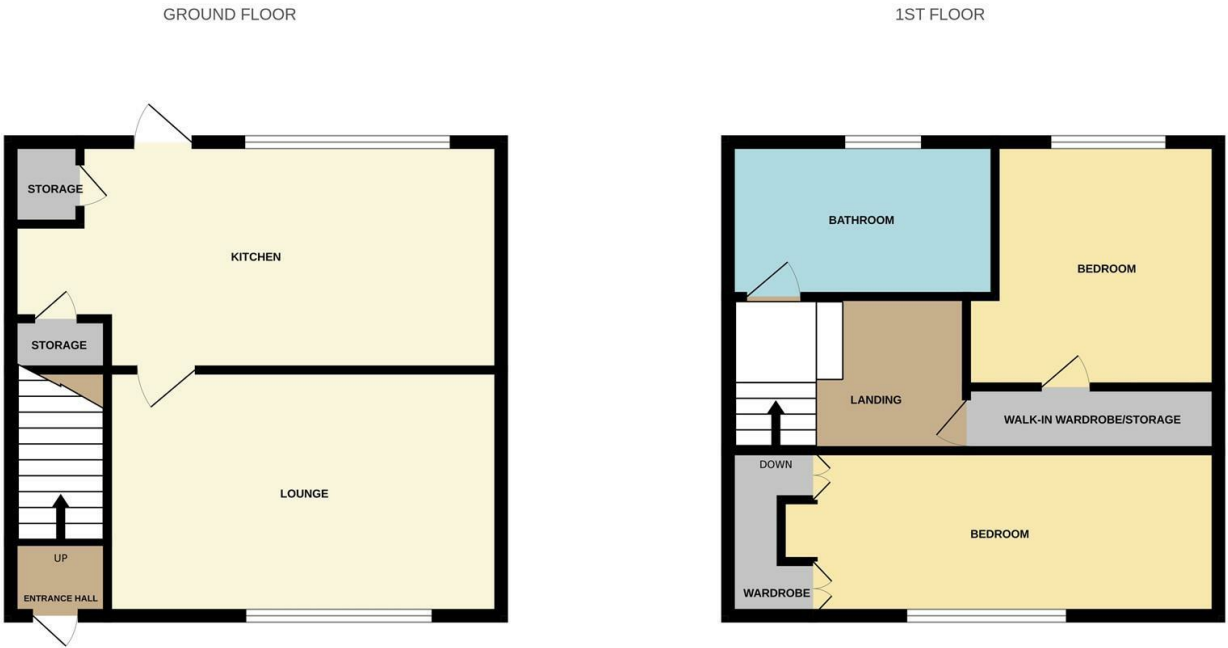
Radiator.

EXTERIOR

The rear of the property benefits from being fully paved with an access gate to the rear. The front aspect benefits from being laid to lawn with a paved pathway leading to the property. Security cameras to the front and rear of the property.



Floor Plan



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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