



7 Bewley Court Kiln View Hanley, Stoke-On-Trent, ST1 3GL

Look for the bare necessities, the simple bare necessities, forget about your worries and your strife!! Be care and worry free with your property search as I have found the home for you! Immaculately presented throughout this spacious mid town house on Bewley Court is a pure delight. Boasting a spacious lounge/diner, modern fitted kitchen, three bedrooms, family bathroom and En-suite. Externally the property benefits from allocated parking and a fully enclosed low maintenance rear garden. Perfectly located in Hanley, close to local amenities and schooling and a short distance to the main town centre, this beautiful home is the ideal first time buyer or investor purchase. All that's left to do is to view... The bare necessities of life will come to you, they'll come to you!

£145,000

7 Bewley Court Kiln View

Hanley, Stoke-On-Trent, ST1 3GL



- IMMACULATE MID TOWNHOUSE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE/DINER
- FAMILY BATHROOM
- ALLOCATED PARKING
- MODERN FITTED KITCHEN
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Hall

13'9" x 6'5" (4.20 x 1.96)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard. Stairs leading to the first floor. Radiator.

Cloakroom

6'9" x 3'2" (2.08 x 0.99)

Low level W.C and wash hand basin with tiled splashback. Radiator.

Lounge/Diner

13'7" x 10'1" (4.16 x 3.08)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out onto the rear garden. Television point and radiator. Space for table and chairs.

Kitchen

10'2" x 6'9" (3.11 x 2.08)

A double glazed window overlooks the front aspect. Fitted with a range of wall base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and integrated electric oven with gas hob and cooker hood

above. Space for fridge/freezer and plumbing for washing machine. Wall mounted central heating boiler. Radiator.

FIRST FLOOR

First Floor Landing

Airing cupboard. Radiator. Access door leading to staircase for second floor.

Bedroom Two

13'6" x 8'11" (4.14 x 2.74)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

8'6" x 6'6" (2.60 x 1.99)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'6" x 6'0" (2.00 x 1.85)

Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator.

SECOND FLOOR

Bedroom One

19'6" x 9'8" (5.96 x 2.96)

A double glazed window overlooks

the front aspect with a Velux window to the rear. Radiator. Loft access hatch.

En-Suite

7'5" x 4'9" (2.28 x 1.46)

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan and radiator.

EXTERIOR

To the rear the garden is fully enclosed by panelled fencing with a paved patio area and gravelled borders. Garden shed and access gate to the rear.

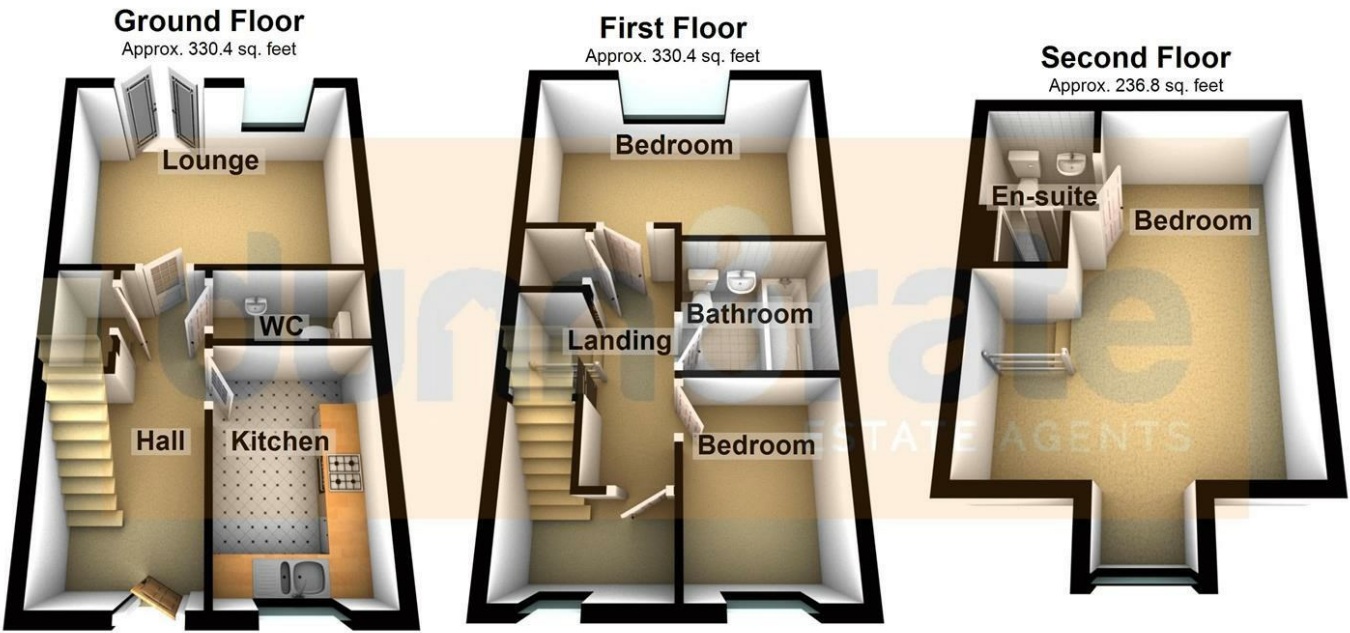
TENURE

This property is currently a leasehold, with 980 years left remaining. There is an annual Ground Rent of £220.00.

The seller is in the process of purchasing the freehold, so upon completion no lease is remaining, this should be confirmed with a legal representative upon an agreed sale.



Floor Plan



Total area: approx. 897.7 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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