



40 Johnson Place

Fegg Hayes, Stoke-On-Trent, ST6 6RF

It is said life is not measured by the amount of breaths we take, but the moments that take our breath away! And I can guarantee when you see this stunning semi detached property on Johnson Place this will be one of them moments. Not only is this property beautifully presented throughout, its huge plot really steals the show. Positioned proudly on a corner plot the property benefits from ample off road parking, lawned areas and gravelled seating areas, plus a detached garage with workshop. Internally the property consists of a lounge, modern fitted breakfast kitchen, utility room, W.C, three bedrooms and contemporary bathroom. So come on down, take a look and be blown away by this superb property. Call and book a viewing today.

Offers in excess of £129,950

40 Johnson Place

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- STUNNING SEMI DETACHED
- MODERN BREAKFAST KITCHEN
- CONTEMPORARY BATHROOM
- SUPERB PLOT & GARDENS
- BENEFITS FROM A HUGE PLOT
- UTILITY ROOM & CLOAKROOM
- AMPLE OFF ROAD PARKING
- LOUNGE
- THREE FANTASTIC SIZED BEDROOMS
- GARAGE/WORKSHOP

Ground Floor

Entrance Hall

The property has a double glazed entrance door to the front aspect. Radiator.

Lounge

19'8" x 10'4" (6.01 x 3.16)

A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator. Stairs leading to the first floor.

Breakfast Kitchen

12'2" x 10'11" (3.72 x 3.34)

A double glazed window overlooks the side aspect coupled with double glazed patio doors leading out on to the rear garden. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric double oven and gas hob with cooker hood above. Space for fridge/freezer. Space for bistro table and chairs.

Utility Room

8'9" x 8'1" (2.67 x 2.48)

A double glazed window overlooks the lounge coupled with a double glazed access door leading out to the rear garden. Fitted with wall and base storage units and inset stainless steel sink unit and side drainer. Space and plumbing for washing machine and tumble dryer. Radiator.

Cloakroom

4'2" x 2'7" (1.29 x 0.79)

A double glazed window overlooks the rear aspect. Low level W.C and wash hand basin with tiled splash back. Ladder style towel radiator.

First Floor

First Floor Landing

Bedroom One

13'8" x 8'3" (4.17 x 2.53)

A double glazed window overlooks the rear aspect. Fitted wardrobe. Radiator.

En-Suite

5'6" x 5'3" (1.68 x 1.62)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls and ladder style towel radiator.

Bedroom Two

10'8" x 10'5" (3.27 x 3.18)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Three

9'2" x 8'7" (2.80 x 2.62)

A double glazed window overlooks the front aspect. Two storage cupboards, one housing central heating boiler. Radiator.

Bathroom

5'10" x 5'6" (1.78 x 1.68)

A double glazed window overlooks the side aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ladder style towel radiator. Loft access hatch.

Exterior

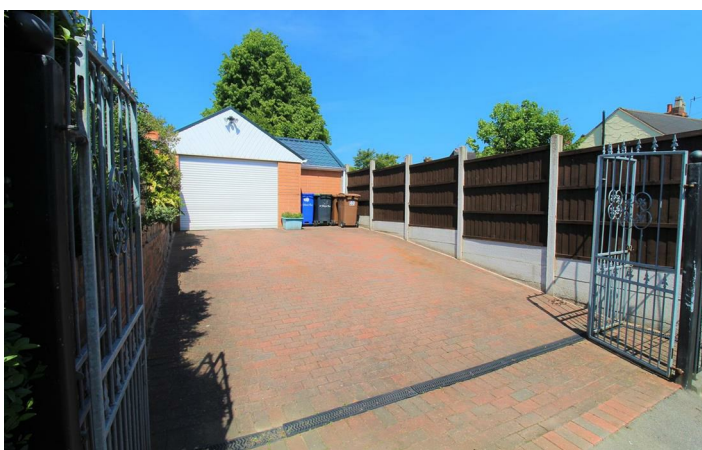
To the front the property is lawned with a block paved patio leading to the entrance door and side of the property. The frontage is enclosed by hedge borders and a gate. To the side of the property there is a gravelled seating area and to the rear there is another lawned area with a large block paved driveway leading to raised decked seating area. The property benefits from two driveways with ample off road parking, one drive is gated to the rear and the second is gated to the side leading to the garage.

Garage/Workshop

19'7" x 17'11" (5.97 x 5.47)

A t-shaped style garage with an electric roller door. Power and lighting and workshop area.





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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