



7 Waverton Road

Bentilee, Stoke-On-Trent, ST2 0QX

You can't stop the WAVES but you can learn how to surf! So ride the WAVE and surf on over to WAVerton Road, where you will find this fully refurbished semi detached property. Sitting on a sizeable corner plot this spacious property comprises a open plan lounge/diner/kitchen living space, fitted with a modern kitchen and integrated appliances, downstairs cloakroom, utility room, three fantastic sized bedrooms and contemporary family bathroom. Externally the property benefits from off road parking, and lawned gardens to the side of the property with a paved patio to the rear. Located in the popular area of Bentilee, close to local amenities and excellent commuter links to Hanley town centre and Longton. Sold with no upward chain its time to join the surf and ride the WAVE on over to WAVerton Road and take a look for yourself. Call today to book a viewing.

£142,000

7 Waverton Road

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- REFURBISHED SEMI DETACHED
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM
- NO UPWARD CHAIN
- CORNER PLOT
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- OPEN PLAN LOUNGE/DINER/KITCHEN
- THREE BEDROOMS
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

A double glazed entrance door leads from the side aspect. Stairs to the first floor. Access door to meters.

Open Plan

Lounge/Diner/Kitchen

Lounge

19'8" x 10'1" (6.00 x 3.09)

A double glazed window overlooks the front aspect. Radiator.

Kitchen/Diner

11'7" x 11'3" (3.55 x 3.43)

A double glazed window overlooks the rear aspect. 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 double electric oven and gas hob with cooker hood above. Space for fridge/freezer. Ceiling spotlights and radiator. Space for table and chairs.

Rear Hallway

A double glazed entrance door leads out to the rear garden. Tiled flooring and ceiling spotlights.

Cloakroom

5'8" x 2'6" (1.74 x 0.78)

A double glazed window overlooks the

rear aspect. Low level W.C and vanity hand wash basin. Fully tiled walls and tiled flooring. Ceiling spotlights.

Utility Room

7'10" x 5'1" (2.39 x 1.57)

Space and plumbing for washing machine and tumble dryer. Work surface areas and central heating boiler. Tiled flooring.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

11'0" x 10'3" (3.36 x 3.13)

A double glazed window overlooks the front and side aspect. Radiator.

Bedroom Two

13'10" x 8'6" (4.24 x 2.61)

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

Bedroom Three

10'4" x 8'5" (3.15 x 2.59)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'6" x 5'4" (2.61 x 1.65)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit

with waterfall shower head, vanity hand wash basin and low level W.C. Fully tiled walls and tiled flooring. Ceiling spotlights and ladder style towel radiator.

EXTERIOR

To the front there is a paved driveway and steps leading down the side of the property to the rear. To the side there is a lawned area and flower bed borders. To the rear there is paved patio area with inset flower beds.

Council Tax Band

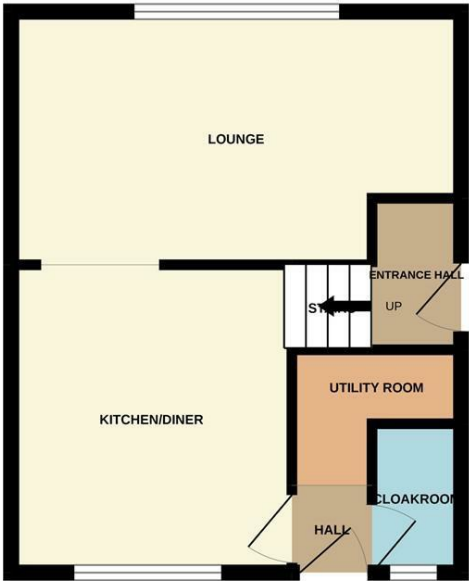
Council Tax Band A.

Purchaser should seek confirmation prior to completion

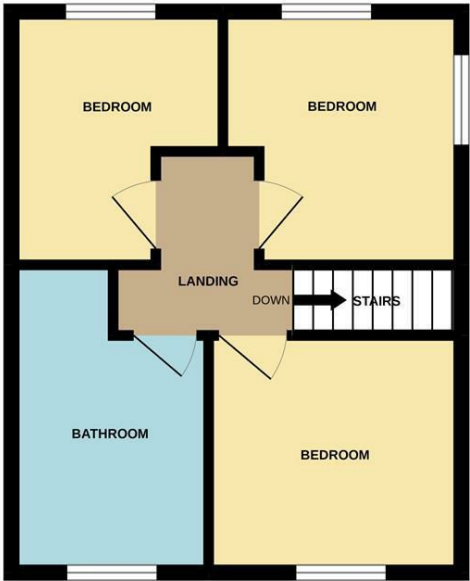


Floor Plan

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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