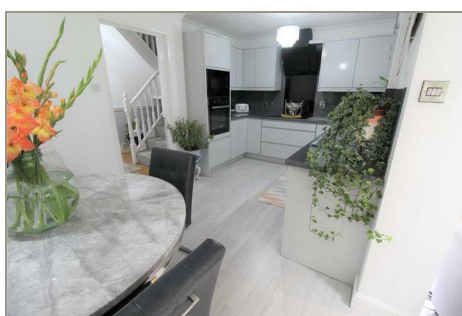




9 Bamford Grove

Hanley, Stoke-On-Trent, ST1 5QN

In the words of Tom Jones, 'She's a LADY! Whoa whoa whoa, she's a LADY and that LADY is mine' Well make sure you grab hold of this LADY and make her yours for the keeping. As this spacious semi detached property on Bamford Grove, is priced to sell! Boasting a lounge, kitchen/diner, sun room, utility, cloakroom, three bedrooms and shower room. Externally there is off road parking, a large lawned corner plot and rear garden. Sold with no UPWARD CHAIN! she will be all you ever want, the kind you would like to flaunt.... she's a LADY! and that LADY could be yours!!! Call to book a viewing today.

Offers in the region of £149,950

9 Bamford Grove

Hanley, Stoke-On-Trent, ST1 5QN



- STUNNING SEMI DETACHED PROPERTY
- GOOD SIZED LOUNGE
- NO UPWARD CHAIN
- VIEWING BY APPOINTMENT ONLY
- MODERN FITTED KITCHEN/ DINER
- THREE BEDROOMS
- LARGE CORNER PLOT
- SUN ROOM
- FAMILY BATHROOM
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

10'11" x 10'0" (3.33 x 3.07)

A composite door to the front aspect. Stairs to the first floor, radiator and oak flooring.

Cloakroom

6'3" x 4'1" (1.91 x 1.27)

A low level W.C. and wash hand basin. Radiator.

Lounge

12'3" x 11'8" (3.75 x 3.58)

A double glazed window to the front aspect. Electric fireplace and radiator. Television point and oak flooring.

Kitchen/ Diner

18'1" x 8'6" (5.53 x 2.61)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset Asterite sink and side drainer with mixer tap. Coordinating work surface areas. Integrated appliances include induction hob with cooker hood above,

microwave and electric oven.

Fridge. Radiator and vinyl flooring. 12'5" x 8'8" (3.81 x 2.65)

Utility Room

8'6" x 3'6" (2.61 x 1.09)

Plumbing for a washing machine and space for a fridge/freezer. Boiler

Sun Room

14'8" x 7'3" (4.49 x 2.22)

Double glazed patio doors to the rear aspect and double glazed windows to the side and rear aspects. Two sky lights. Ceiling spot lights and motorised fitted blinds.

FIRST FLOOR

Landing

Stairs to the ground floor. Loft hatch access.

Bedroom One

12'6" x 9'2" (3.83 x 2.80)

A double glazed window to the front aspect. Fitted wardrobes, radiator and television point. Door to storage cupboard.

Bedroom Two

12'5" x 8'8" (3.81 x 2.65)

A double glazed window to the rear aspect. Radiator.

Bedroom Three

9'9" x 9'8" (2.99 x 2.95)

A double glazed window to the rear aspect. Radiator.

Shower Room

6'9" x 5'9" (2.06 x 1.76)

A double glazed window to the front aspect. Fitted with a suite comprising double shower with waterfall head above. Vanity wash hand basin and mixer tap, low level W.C and fully tiled walls. Vertical towel rail and ceiling spotlights.

EXTERIOR

The front of the property offers a block paved drive and large corner plot lawned garden with mature shrubs. The rear of the property is paved and lawned. Fully enclosed.



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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