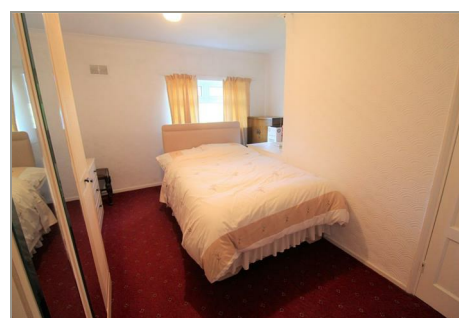




21 Worcester Place

Bentilee, Stoke-On-Trent, ST2 0NH

Hakuna Matata! What a wonderful phrase, Hakuna Matata!.. It means no worries for the rest of your days! Well my happy home hunters, be rest assured I will take all the worry out of your property search, as this semi detached property on Worcester Place has it all. This spacious accommodation on offer comprises a large lounge, kitchen and utility area, three fantastic sized bedrooms and family bathroom. Externally, the property benefits from a large well maintained garden. Sold with no upward chain.....Its a problem free philosophy! Hakuna Matata! Call to book your viewing today.

£99,950

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Bentilee, Stoke-On-Trent, ST2 0NH



- WELL MAINTAINED SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- NO UPWARD CHAIN
- LARGE LOUNGE
- MODERN FITTED BATHROOM
- OPEN VIEWS TO THE FRONT
- KITCHEN AND UTILITY AREA
- WELL MAINTAINED REAR GARDEN

GROUND FLOOR

Entrance Hall

A UPVC door to the front aspect. Stairs to the first floor and telephone line.

Lounge

19'6" x 10'5" (5.96 x 3.18)
Double glazed windows to the front and rear aspects. Gas fireplace and radiator. Television point and telephone line.

Kitchen/ Diner

11'5" x 11'1" (3.50 x 3.40)
Double glazed windows to the side and rear aspects. Fitted with base storage units, stainless steel sink and side drainer and co ordinating work surface areas. Partly tiled walls. Space for a gas cooker and plumbing for a washing machine. Radiator.

Utility Room

8'3" x 8'1" (2.53 x 2.48)
A UPVC door to the side aspect and double glazed window to the front aspect. Radiator and partly tiled walls. Space for a fridge/freezer.

Cloakroom

4'7" x 2'6" (1.41 x 0.78)
A double glazed window to the side aspect. Low level W.C.

FIRST FLOOR

Landing

7'3" x 5'11" (2.21 x 1.81)
Stairs from the ground floor and door to storage cupboard housing boiler.

Bedroom One

13'8" x 11'6" (4.19 x 3.52)
A double glazed window to the front aspect. Radiator and telephone line.

Bedroom Two

10'7" x 10'5" (3.24 x 3.18)
A double glazed window to the front aspect. Radiator.

Bedroom Three

10'4" x 8'6" (3.16 x 2.60)
A double glazed window to the rear aspect. Radiator.

Bathroom

8'3" x 5'3" (2.54 x 1.62)
A double glazed window to the side aspect. Fitted with a suite

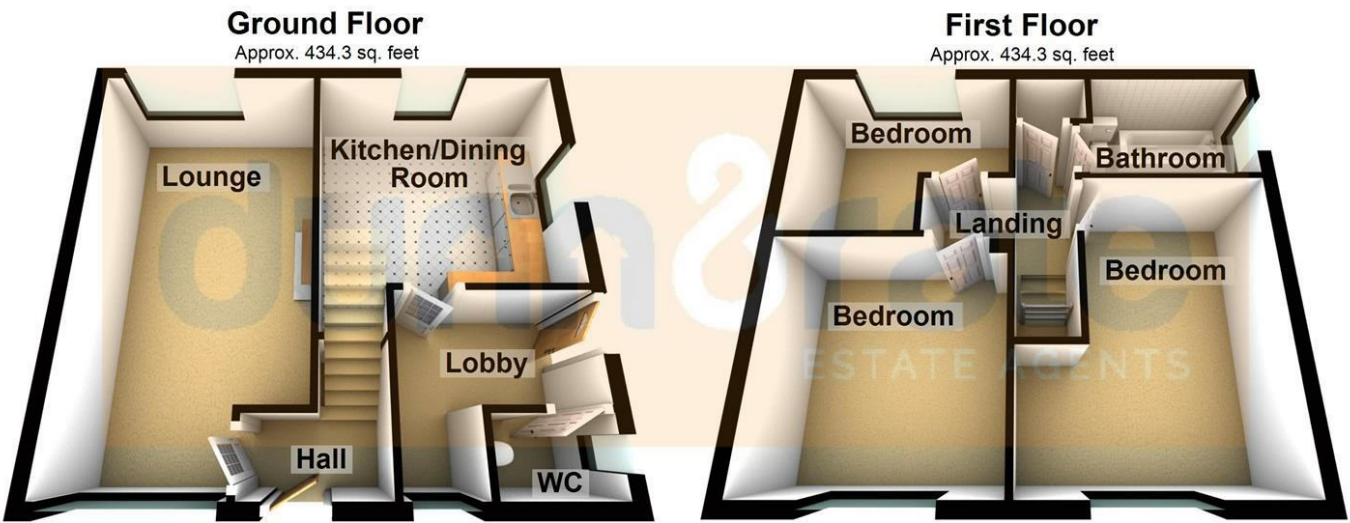
comprising bath with mixer tap, vanity wash hand basin with mixer tap and low level W.C. Fully tiled walls and radiator. Loft hatch access.

EXTERIOR

The front of the property has mature shrubs for privacy and steps leading down to the front door. The rear is a well maintained lawned garden with mature shrubs.



Floor Plan



Total area: approx. 868.6 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

