



Loreto Clewlow's Bank

Stockton Brook, Stoke-On-Trent, ST9 9LN

This house has truly been blessed by the angels for its beauty! LORETO, a town in eastern Italy, the site of the 'Holy House', said to have been brought from Nazareth by angels in 1295. I might not be able to offer you the idyllic sites of eastern Italy, but I can offer you a room with a superb view. LORETO, a semi detached property in the desirable area of Stockton Brook. Sold with no upward chain this spacious property is move in ready. The accommodation comprises lounge, dining room, breakfast kitchen, family room, three bedrooms and bathroom. Externally the property benefits from off road parking and a garage. To the rear the garden is enclosed with a lawned area and mature trees. Fancy a piece of Italian history, do not hesitate and contact us today to book your viewing.

Asking price £269,000

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- BEAUTIFUL SEMI DETACHED
- FAMILY ROOM
- OFF ROAD PARKING AND GARAGE
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN FITTED BREAKFAST/KITCHEN
- BATHROOM WITH SEPARATE W.C
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

12'7" x 5'10" (3.85 x 1.80)

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

Dining Room

11'10" x 10'10" (3.63 x 3.32)

A double glazed window overlooks the front aspect. Open fireplace. Radiator.

Lounge

14'7" x 10'7" (4.46 x 3.24)

A double glazed window overlooks the rear aspect. Fireplace housing gas fire. Television and telephone point. Radiator.

Breakfast Kitchen

18'6" x 8'1" (5.64 x 2.48)

A double glazed window overlooks the side aspect and an access door leads into the family room. 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 appliances include double electric oven and

induction hob with cooker hood above and dishwasher. Space for fridge/freezer and plumbing for washing machine. Cupboard housing central heating boiler. Tiled flooring and ceiling spotlights. Radiator. Breakfast bar area.

Family Room/Study

11'5" x 8'2" (3.498 x 2.49)

A double glazed window overlooks the side aspect and an access door leads out to the rear and one to the front. Gas wall heater and ceiling spotlights.

FIRST FLOOR

First Floor Landing

6'11" x 6'11" (2.11 x 2.12)

Loft access hatch.

Bedroom One

10'11" x 9'8" (3.34 x 2.95)

A double glazed window overlooks the front aspect. Open fire place. Radiator.

Bedroom Two

11'9" x 10'8" (3.60 x 3.27)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'0" x 6'11" (2.14 x 2.12)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'10" x 5'6" (2.09 x 1.69)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath and mixer tap with electric over head shower and wash hand basin. Partly tiled walls and radiator.

Separate W.C

3'10" x 2'5" (1.19 x 0.75)

A double glazed window overlooks the side aspect. Low level W.C and partly tiled walls.

EXTERIOR

To the front there is a driveway with lawned area. To the rear there is a large shed, lawned area and mature trees and shrubs.

Garage

Up and over door.



Directions

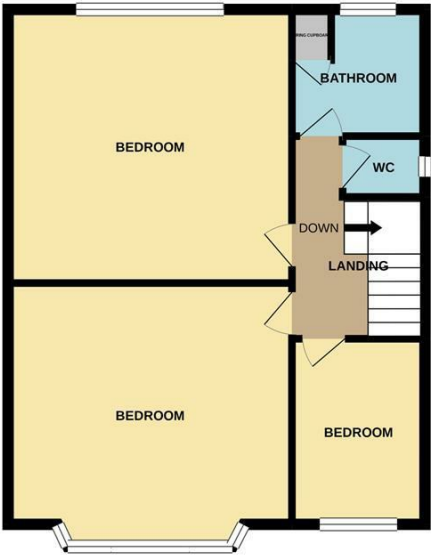


Floor Plan

GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 sq.m.) approx.

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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