

**Tinsley  
Garner**  
independent property expertise



19, Theresa Close, Stoke-On-Trent, ST4 8QW



Asking Price £225,000

A detached split-level bungalow in a quiet, leafy residential cul-de-sac on the outskirts of Hanford. This mature property offers well proportioned accommodation with spacious sitting room, kitchen with space for dining, two bedrooms and a modern shower room, with the added benefit of a basement garage with adjoining store which would make a perfect home office or workshop. The property is well presented and has a modern central heating boiler and upvc double glazing throughout, but does still offer new owners the opportunity to stamp their own mark. Step outside and you will find low maintenance gardens of manageable proportions which enjoy great views from the top across the rooftops towards Hanchurch Woods in the distance. Ideally located with easy access to local amenities, including nearby supermarkets, healthcare services, parks and also within easy reach of Trentham Gardens and the wider Stoke-on-Trent area.



01785 811 800

<https://www.tgprop.co.uk>



**Porch**  
Steps at the side of the property lead to a fully enclosed upvc double glazed entrance porch.

**Hall**  
Reception area with upvc half glazed front door and tiled floor

**Lounge**  
Good size living room with window to the front of property enjoying elevated open views. modern oak fireplace with marble inset and hearth and living flame fire. TV aerial connection. Radiator.

**Kitchen**  
Good size kitchen with space for a small dining table. Fitted with an extensive range of wall & base cupboards with modern cabinet doors and contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise; Stainless steel gas hob with extractor over and eye level electric oven, space for an upright fridge freezer. Front facing window with elevated open views. Radiator.

**Inner Hall**  
With access hatch to the loft space.

**Bedroom 1**  
Fitted wardrobes to two walls with matching storage chests. Rear facing window. Radiator.

**Bedroom 2**  
With French doors to the rear opening to the patio. Radiator.

**Shower Room**  
Fitted with a modern white suite comprising; walk-in shower with glass screen and electric shower, pedestal basin & WC. Wall panelling to the shower area and part ceramic tile walls. Wood effect flooring. Window to the side of the property. Radiator.

**Garage & Basement**  
Integral basement level single garage with remotely operated up and over door, light and power. Adjoining utility room / store which would make an ideal home office.

**Gardens & Parking**  
The property has a large frontage which has space to accommodate several cars with potential to create further parking if required. The front garden is hard landscaped with planted borders. To the rear there is a tiered garden on three levels which is hard landscaped with planted borders and wooden summer house. From the top of the garden you can enjoy panoramic views over the rooftops with Hanchurch in the distance.

**General Information**  
Services; Mains gas, electricity, water & drainage. Gas central heating.

Tenure; Freehold

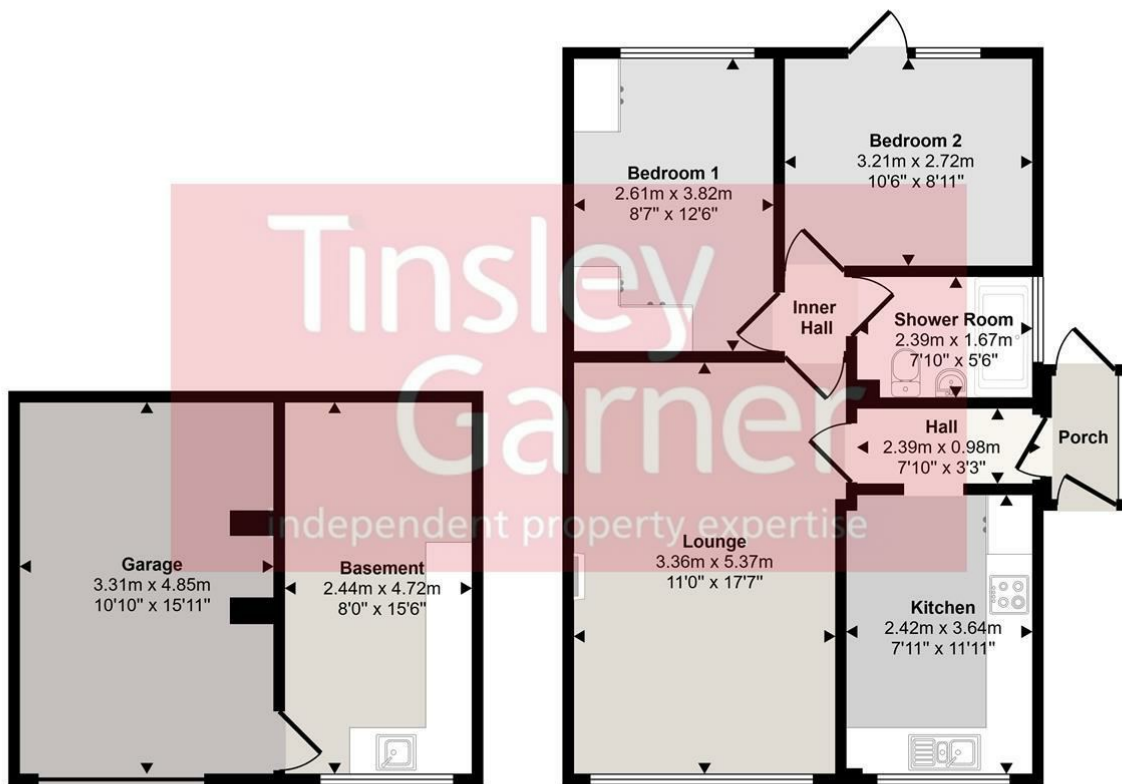
Council Tax Band C - Stoke-on-Trent

Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion



Approx Gross Internal Area  
86 sq m / 925 sq ft



Lower Floor  
Approx 28 sq m / 304 sq ft

Ground Floor  
Approx 58 sq m / 621 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	