

**Tinsley
Garner**
independent property expertise



8, Marcel Close, Stoke-On-Trent, ST4 8QS



Asking Price £230,000

A mature semi-detached house on a super-size garden plot in a quiet cul-de-sac location on the edge of Hanford. This is a well maintained house which offers good size accommodation featuring; entrance hall, open plan lounge / dining room with garden room extension to the rear, extended kitchen, three bedrooms & modern shower room. The house benefits from gas central heating and upvc double glazing throughout. The size and shape of the plot lends itself to extending the house (subject to planning) to either the side or rear without sacrificing outside space, and for anyone amongst you with 'green fingers' the gardens will be a delight. Great location in a quiet corner of Hanford 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. Offered for sale with no upward chain.



01785 811 800

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



Covered Porch

Entrance Hall

Reception area with composite half glazed front door, wood effect floor and stairs to the first floor landing. Doors to the lounge and kitchen.

Lounge / Dining Room

Good size open plan lounge with adjoining dining area. Window to the front of the house and glazed panel double doors opening through to the snug. Chimney breast with traditional style fire surround and brick inset. Two radiators.

Snug

A cosy TV room or home office extension with sliding patio doors opening to the rear garden. Radiator.

Kitchen

Good size kitchen with space for a small table, which is extended to the rear and features an extensive range of wall & base cupboards with traditional style wooden cabinet doors and granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel gas hob with matching extractor and built-under electric oven, plumbing for washing machine and space for a dryer and tall fridge freezer. Under stairs pantry, and two windows overlooking the gardens.

Landing

Window to the side of the house. Access hatch to loft space.

Bedroom 1

Double bedroom with fitted wardrobes to one wall. Rear facing window with open views. Radiator.

Bedroom 2

Window to the front of the house. Radiator.

Bedroom 3

Single bedroom with built-in captain's bed. Window to the front of the house. Radiator.

Shower Room

Fitted with a modern suite comprising; walk-in shower enclosure with glass screen and electric shower, vanity basin & WC. Ceramic wall tiling to full height & chrome heated towel radiator. Rear facing window.

Outside

The house occupies a very generous garden plot which enjoys a sunny south west facing aspect to the rear. Driveway parking with space to accommodate a number of cars and potentially space for a caravan or camper behind the building line, together with a detached pre-cast concrete single garage. The garden immediately to the rear of the house is hard landscaped leading onto a lawn garden which extends around the side and widens to the rear with well stocked borders featuring a variety of shrubs and plants.

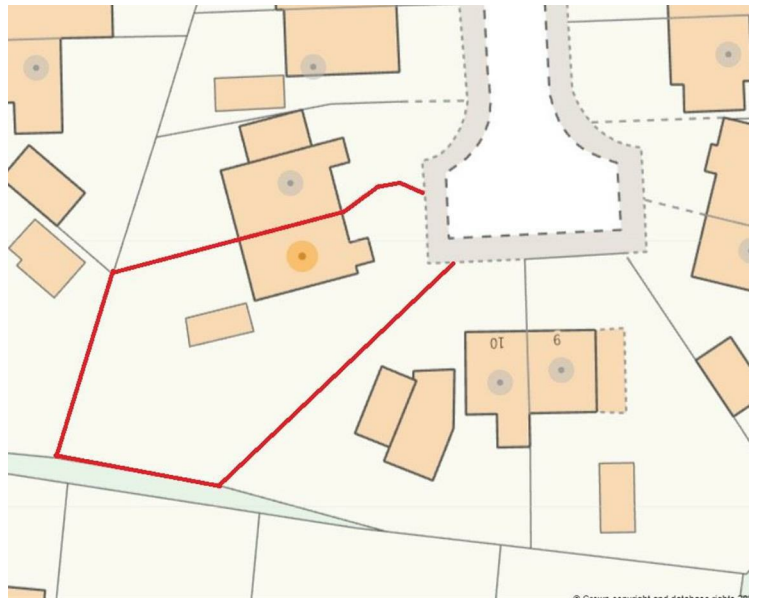
General Information

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

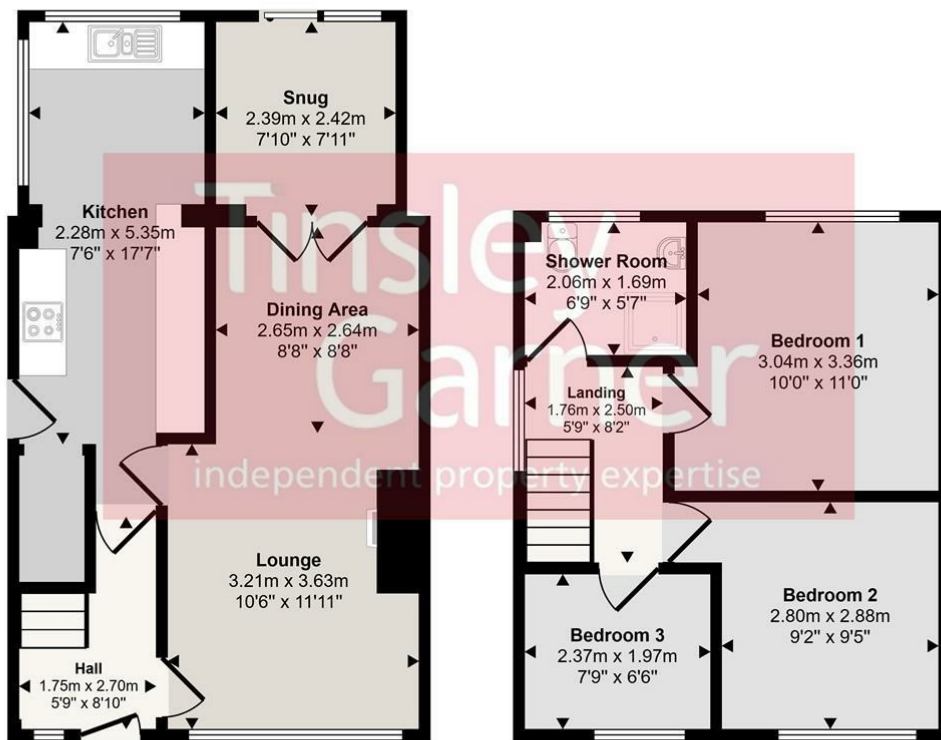
Tenure; Freehold

Council Tax Band B - Stoke-on-Trent

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



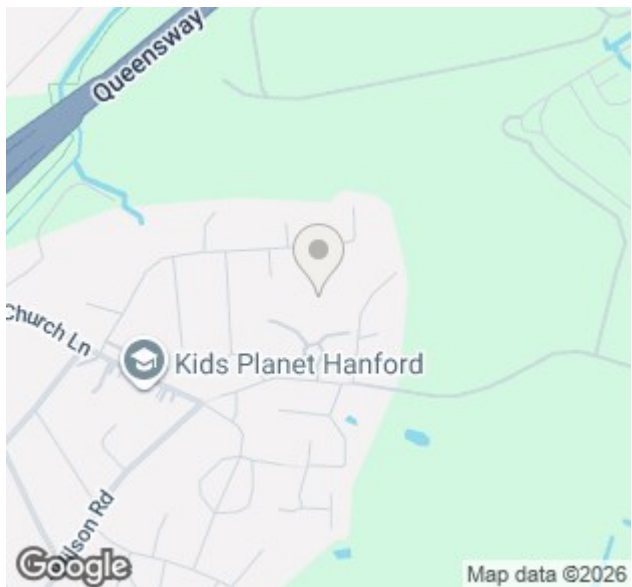
Approx Gross Internal Area
80 sq m / 859 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft

First Floor
Approx 34 sq m / 366 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		