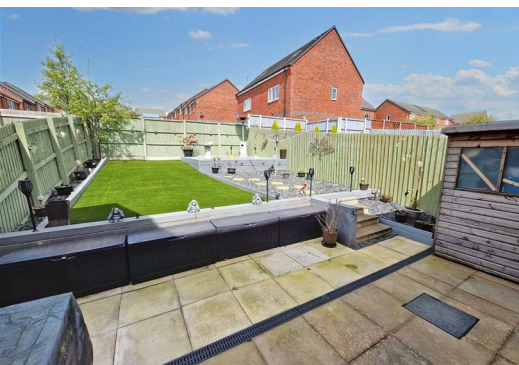




Commercial Road, Hanley
Stoke-On-Trent, Staffordshire, ST1 3QR
£850 PCM



An immaculate three bedroom semi detached house located on the Lyme Gardens development on the outskirts of Hanley. The property, which benefits from off road parking, briefly comprises of; Entrance hallway, Kitchen/Diner, Lounge, Three bedrooms and a First floor bathroom. Externally, the property boasts a low maintenance, landscaped rear garden.

Front



Driveway providing off road parking. Stairs to front door with artificial lawn.

Entrance hallway

Radiator and composite door to front.

Cloaks

4'8 x 3'2 (1.42m x 0.97m)



WC, sink, wall mounted boiler, radiator and double glazed window to front.

Lounge

14'2 x 11'2 (4.32m x 3.40m)



Storage cupboard, radiator and French doors to rear.

Open plan kitchen/diner
13'2 x 11'2 (4.01m x 3.40m)



Range of wall and base units with preparation work surfaces. Oven with hobs and extractor over, plumbing for an automatic washing machine and space for a freestanding fridge/freezer. Radiator and double glazed window to front.

Landing

Radiator

Master bedroom

14'2 x 9'2 (4.32m x 2.79m)



Storage cupboard, radiator and two double glazed windows to front.

Bedroom two

9'10 x 8'1 (3.00m x 2.46m)



Radiator and double glazed window to rear.

Bedroom three
6'2 x 6' (1.88m x 1.83m)



Radiator and double glazed window to rear.

Bathroom
8'1 x 5'1 (2.46m x 1.55m)



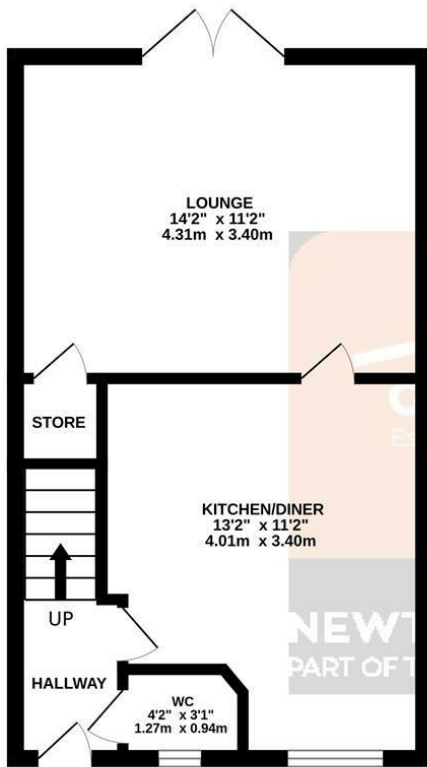
White three piece suite comprising of W.C, sink and panelled bath with shower over. Part tiled walls, radiator and double glazed window to side.

Rear

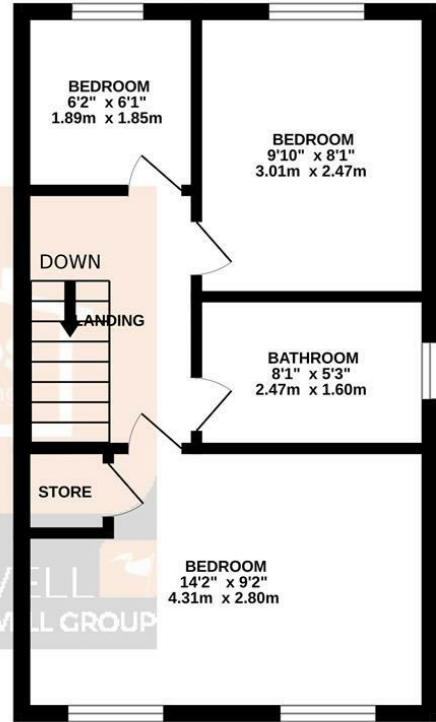


Rear garden with wooden storage shed, flagged seating area and raised level with artificial turf.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(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	



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