

Middlefield Road Bentilee Stoke-On-Trent ST2 0BZ



Offers In The Region Of £130,000

If a property in a popular location at a fantastic price is what you are looking for -  
Then take a look at this property and search no more! -  
A THREE BEDROOM SEMI that's a great investment opportunity -  
So call us to arrange a viewing and come to see -  
With the potential to be a wonderful family home -  
One where you can make it your very own -  
With front and rear gardens too -  
Plus with NO UPWARD CHAIN, is this the property for you?

Nestled on Middlefield Road in Bentilee, this semi-detached house presents a fantastic opportunity for those seeking a property to personalise and make their own. With three well-proportioned bedrooms, this home is ideal for families or individuals looking for space and comfort.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The breakfast kitchen offers a practical space for culinary endeavours, while the adjacent lobby provides additional convenience. The first floor features a shower room, catering to the needs of the household.

This property is equipped with double glazing and central heating, ensuring warmth and energy efficiency throughout the year. The front and rear gardens offer outdoor space for gardening enthusiasts or simply enjoying the fresh air.

Importantly, this home comes with no upward chain, allowing for a smooth and straightforward purchasing process. The location is popular, making it an attractive choice for potential buyers. We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers. Don't miss out on this opportunity to create your dream home in a popular area.

#### Entrance Hall

With stairs off to the first floor.

#### Lounge

16'2" x 10'6" plus bay (4.95 x 3.22 plus bay )

Double glazed bay window to the front aspect. Feature surround. Radiator.



#### Breakfast Kitchen

11'5" x 11'4" (3.49 x 3.47)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink

with single drainer, mixer tap. Four ring gas hob and built-in oven. Wall mounted gas central heating boiler. Space for washing machine. Two double glazed windows. Space for breakfast table.

#### Lobby

Useful area with composite door providing access into the rear garden.

#### First Floor

##### Landing

Airing cupboard. Loft access.

##### Bedroom One

13'8" x 11'6" narrowing to 8'3" (4.17 x 3.52 narrowing to 2.54)  
Double glazed window. Radiator.



##### Bedroom Two

10'9" x 10'7" (3.29 x 3.23)

Double glazed window. Radiator.



### Bedroom Three

10'7" max x 8'7" max (3.24 max x 2.62 max)

Double glazed window. Radiator.



### Externally

Gardens to the front and rear aspect.

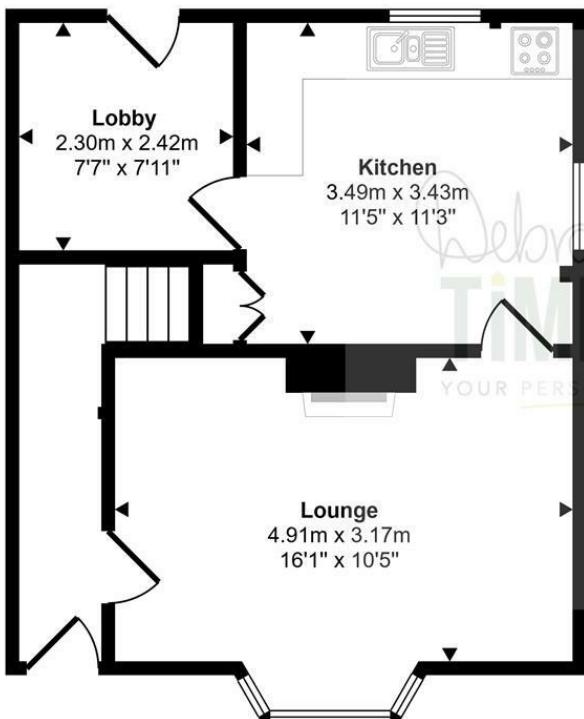
### Shower Room

7'7" x 5'7" (2.33 x 1.72)

Walk-in shower tray with mains shower over, wash hand basin and low level WC. Double glazed window. Radiator.

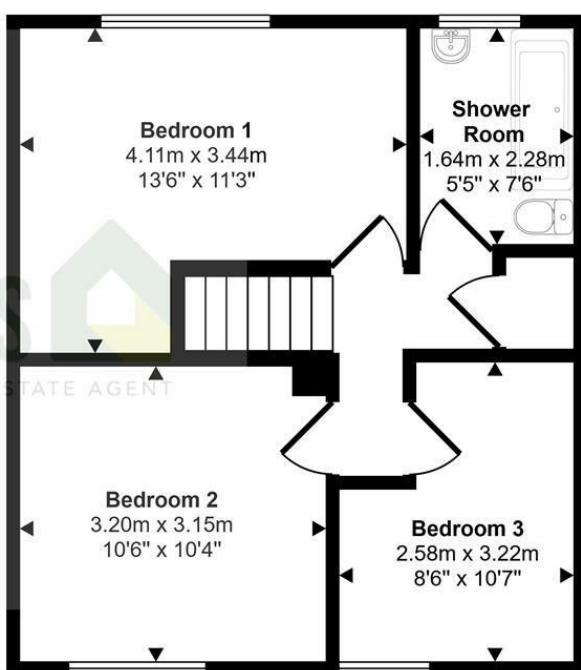


Approx Gross Internal Area  
81 sq m / 874 sq ft



### Ground Floor

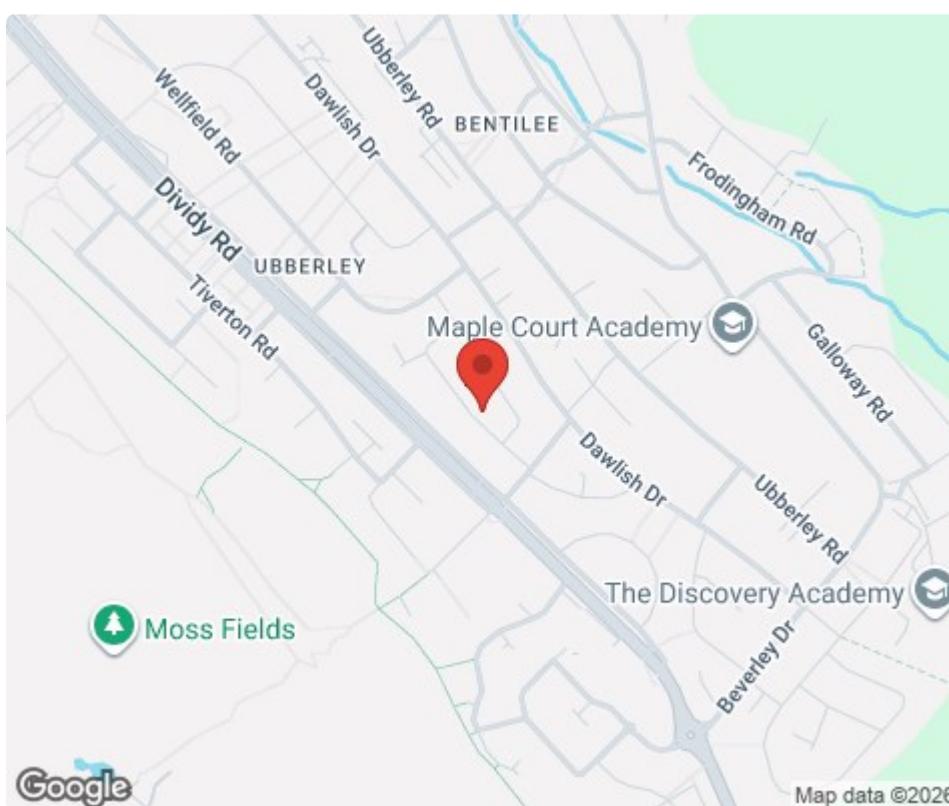
Approx 41 sq m / 444 sq ft



### First Floor

Approx 40 sq m / 430 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.



Tenure: Freehold  
Council Tax Band: A

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		