

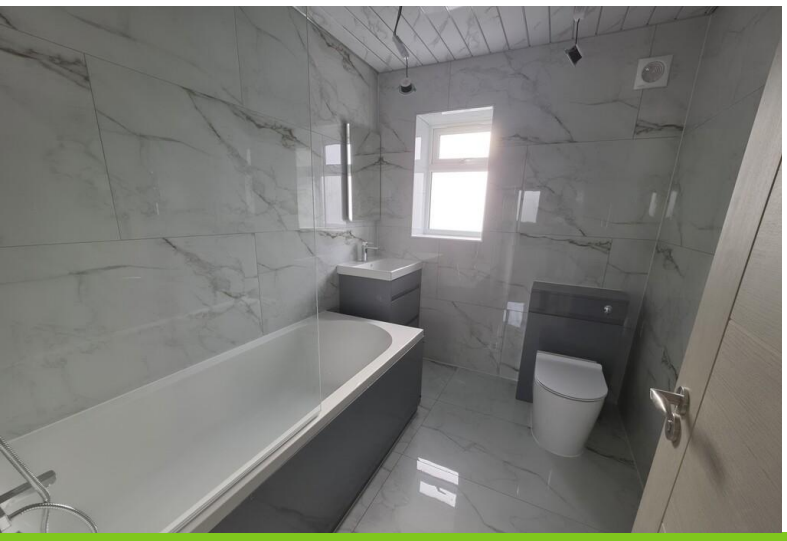
Shaw's
& Company Estate Agents Ltd

Silverstone Crescent

, ST6 6XP

- NEW BUILD RESIDENCE
- PLOT 6
- WITHIN A CUL DE SAC LOCATION
- HIGH SPECIFICATION
- SPACIOUS ACCOMODATION
- OPEN PLAN LIVING
- 4 BEDROOMS, ENSUITE & BATHROOM
- DOUBLE GARAGE

£450,000











Property Description

Shaw's & Co are delighted to offer For Sale Plot 6 - A spacious stunning new build detached residence of approx 214 SQM with a high specification throughout which must be viewed to be fully appreciated comprising a spacious hallway, cloaks/w.c, boot room, lounge, an open plan spacious kitchen/dining room inc appliances, 4 spacious bedrooms, a family bathroom, two ensuites. All high spec throughout which must be seen to be fully appreciated! Externally a good sized corner plot with gardens to the front side and rear. UPVC double glazing, composite entrance door. Ceramic tiled floors, under floor heating to the ground floor, gas radiators to the first floor. An attached garage. (the property is within easy access to great road links, rail links and plenty of walkways, cycle paths etc. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6XP. Turn off the Tunstall Northern bypass and in to Turnhurst Road. The development can be found on the left hand side, as identified by our for sale sign.









ENTRANCE HALL
Entered through a composite door. Ceramic tiled floor, underfloor heating. Recessed spot lighting.

COAT/STORE AREA

CLOAKROOM
Window to the front elevation. Low level W.C, wash hand basin, ceramic tiled floor.

LOUNGE
16' 2" x 12' 9" (4.93m x 3.89m)
Window to the front elevation, underfloor heating. Recessed spot lights to the ceiling.

KITCHEN/DINER/FAMILY ROOM
25' 0" x 25' 0" (7.62m x 7.62m) reducing to 16'2
Windows to the side and rear elevation. A range of wall and base units, inset single drainer sink unit, granite worksurface, breakfast bar. Built in oven and hob with extractor over. Integrated microwave and dishwasher. Ceramic tiled floor, bi fold doors lead to the garden.

FIRST FLOOR LANDING
Access to the loft, Window to the side, recessed spot lights. Doors to:

BEDROOM ONE
12' 6" x 10' 11" (3.81m x 3.33m)
Window to the rear elevation, radiator. Door to:

ENSUITE
Suite comprising: shower cubicle, low level W.C, wash hand basin, radiator. Tiled floor, window to the side.

BEDROOM TWO
12' 5" x 10' 3" (3.78m x 3.12m)
Window to the front elevation, radiator. Recessed spot lights. Door to:

ENSUITE
Suite comprising: shower cubicle, low level W.C, wash hand basin, tiled floor, recessed spot lights to the ceiling, radiator.

BEDROOM THREE
15' 6" x 10' 11" (4.72m x 3.33m)
Window to the front elevation, radiator.

BEDROOM FOUR
15' 5" x 12' 4" (4.7m x 3.76m)
Window to the rear elevation, radiator.









BATHROOM
Window to the side elevation. Luxury suite comprising: panelled bath with an over bath shower, low level W.C, wash hand basin. Ceramic tiled walls and floor, radiator. PVC ceiling/

FRONTAGE

DOUBLE GARAGE
15' 6" x 12' 4" (4.72m x 3.76m)
Up and over front door, electric light and power.

REAR GARDEN

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Stoke On Trent City Council







COUNCIL TAX BAND TBC

EPC RATING (PDF available online)
Current: Potential:

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements