



Malcolm Close, Stoke-On-Trent

## Offers in the region of £159,950

Immaculate mature semi detached home occupying a prime corner position in this popular established residential area.

The property has been very well maintained by the present owners and offers spacious family accommodation briefly comprising: Good size Entrance Hall, Lounge Diner, Extended Breakfast Kitchen, Three Bedrooms and Bathroom with separate shower.

The property has gas central heating and uPVC double glazing with the exception of the lounge where the attractive original leaded bay window has been retained.

There are gardens to the front side and rear with a Detached Garage and the option for additional parking if required.

An internal inspection is strongly recommended to fully appreciate this lovely home.

NO CHAIN

## Malcolm Close, Stoke-On-Trent

### Ground Floor

#### Entrance Hall 12'9" (max) x 7'11"

uPVC door. Radiator. Dado rail. Coving to ceiling. Arched alcove.

#### Lounge/Dining Room 24'7" x 12'0" (at widest)

Dining Area with radiator and coving to ceiling. Original leaded bay window to the front. Archway to the Lounge area with Adam style fire surround, marble effect inset and hearth and open fire. n.b. there is a gas connection point for a gas fire if required.

#### Breakfast Kitchen 16'7" (max) x 8'1" (at widest)

Tiled floor. Fitted with a good range of base and wall mounted units. Preparation surfaces incorporating single drainer stainless steel sink unit and tiled splash backs. electric and gas cooker points. Plumbing for washing machine and space for dishwasher/dryer. Built in cupboard housing central heating boiler. Two double glazed windows to the side and double glazed window to the rear. Inset ceiling lights. Understairs store. Door to outside.

### First Floor

#### Landing

Coving to ceiling. Dado rail. Double glazed frosted window to the side.

#### Bedroom 1 13'7" x 12'0"

Double radiator. Range of fitted furniture including wardrobes and drawer storage. Inset ceiling spotlights. Double glazed bay window to the front.

#### Bedroom 2 10'10" x 10'7"

Radiator. Double glazed window to the rear.

#### Bedroom 3 8'0" x 8'0"

Radiator. Double glazed window to the front.

#### Bathroom

Suite comprising panelled bath with mixer shower over, pedestal wash basin and close coupled w.c. Separate shower enclosure with electric shower. Tiled walls and floor. Inset ceiling lights. Double glazed frosted window. Access to boarded loft space with light.

#### Outside

The property occupies a corner plot with gardens extending to the front side and rear.

Lawns to the front and side with flower borders, paved patio areas to the rear with double gates to driveway and DETACHED GARAGE.

Fencing to the boundaries which could be removed to provide additional parking if required. External lighting.

#### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

#### All Measurements

All Measurements are Approximate

#### Buyer Notes

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The Estate Agent

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BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

# Reeds Rains

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Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) 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 & N.Ireland		57	68
Directive 2002/91/EC			

  

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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 & N.Ireland		61	71
Directive 2002/91/EC			

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.