



18 Whitehaven Drive

Hanley, ST1 5QJ

Price £130,000



At Carters, we are privileged to bring to the market this well-presented property on Whitehaven Drive, offered with no onward chain and representing an ideal opportunity for first-time buyers and investors alike.

Upon entering, you are welcomed by a generous entrance hallway leading through to the spacious living room. To the rear of the property is an open-plan kitchen/dining room overlooking the private rear lawned garden. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom.

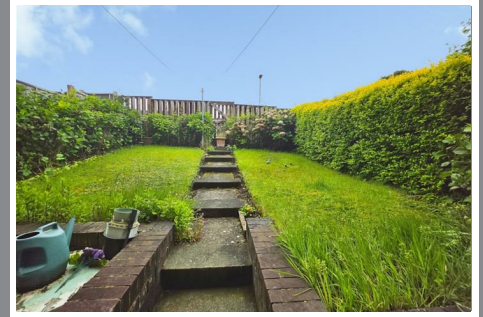
Externally, there is off-road parking to the front and a lawned garden to the rear.

Don't miss the opportunity to make this fantastic property your next home — early viewing is highly recommended.

18 Whitehaven Drive

Hanley, ST1 5QJ

Price £130,000



Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Stairs to the first floor. Radiator.

Kitchen / Dining Room

18'1" x 9'4" (5.51m x 2.84m)

Two UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the rear elevation.

Fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Gas cooker. Space and plumbing for a washing machine. Space for a fridge freezer. Radiator.

Living Room

11'9" x 12'3" (3.58m x 3.73m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Gas fire. Radiator.

W.C

Mid level w.c. Wall mounted wash hand basin. Radiator.

Stairs and Landing

Access to the loft space. Airing cupboard.

Bedroom One

10'8" x 12'6" (3.25m x 3.81m)

UPVC double glazed window to the

front elevation.

Fitted wardrobes. Built in storage cupboard. Radiator.

Bedroom Two

12'7" x 8'7" (3.84m x 2.62m)

UPVC double glazed window to the rear elevation.

Radiator.

Bedroom Three

9'9" x 9'8" (2.97m x 2.95m)

UPVC double glazed window to the rear elevation.

Radiator.

Bathroom

UPVC double glazed window to the front elevation.

Three piece bathroom suite comprising of; a panel bath with a shower over, wall mounted wash hand basin and a mid level w.c. Partially tiled walls. Radiator.

Outhouse

Entrance door to the rear elevation. Storage only.

Externally

To the front of the property, a driveway provides convenient off-road parking. To the rear, there is a fully enclosed lawned garden featuring a variety of plants and shrubs, together with a paved patio area ideal for outdoor seating and

entertaining. An external water tap adds further convenience.

Additional Information

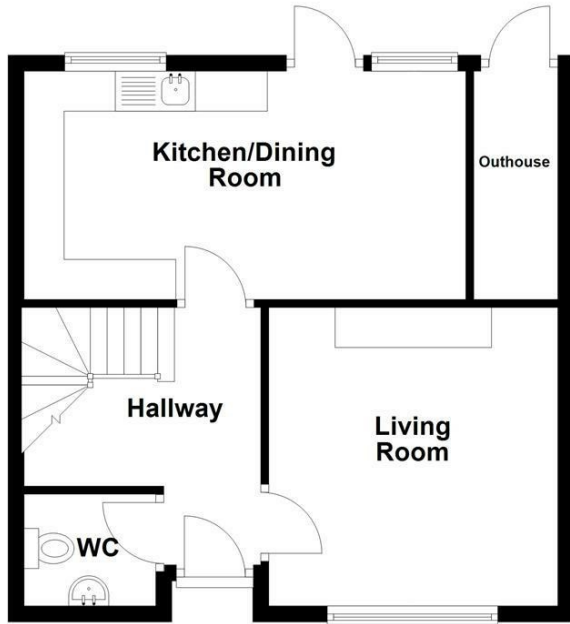
Freehold. Council Tax Band A.

Total Floor Area : TBC.

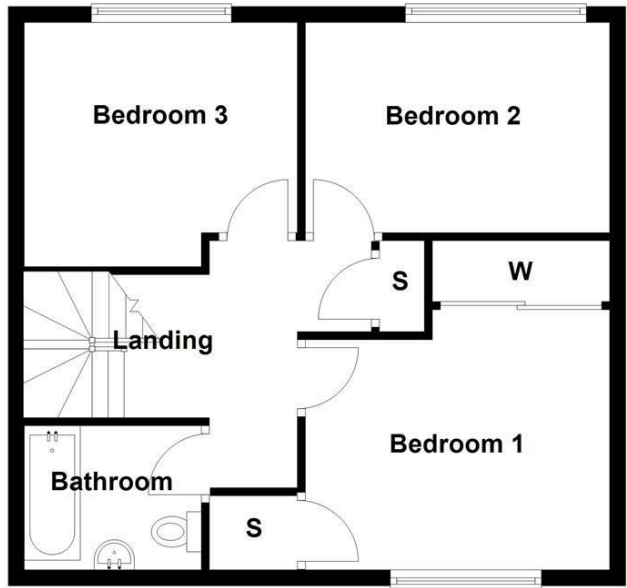
Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

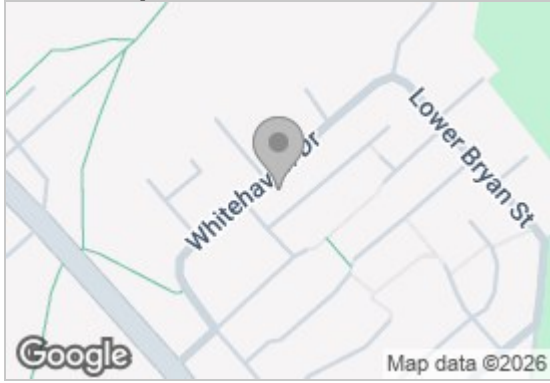
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk