



56 Kiln View

Hanley, ST1 3GA

Price £185,000



Here at Carters, we are thrilled to welcome to the market this beautifully presented modern townhouse, conveniently located on a contemporary development constructed just 11 years ago.

Situated in Hanley, the primary city centre and commercial hub of Stoke-on-Trent, the property enjoys easy access to a wide range of shops, bars, restaurants and excellent transport links, making it ideal for families and professionals alike.

Step inside and you are welcomed into a stunning open-plan kitchen, living and dining space, complete with integrated appliances and French doors leading out to the rear garden — perfect for both everyday living and entertaining.

Arranged across three floors, the accommodation offers generous and flexible living space, comprising four well-proportioned bedrooms, a family bathroom, an en-suite, and a convenient ground floor W.C.

Externally, the property boasts a private and enclosed rear garden, featuring a paved patio area ideal for outdoor dining, a well-maintained lawn, and a timber shed providing additional storage. The home also benefits from a designated parking space, along with additional visitor parking.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

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Entrance Hallway

Composite double glazed entrance door to the front elevation.

Access to the stairs. Radiator. Laminate flooring.

Living / Dining Area

15'7" x 15'8" (4.75m x 4.78m)

UPVC double glazed french doors to the rear elevation.

Built in under stairs storage cupboard. Two radiators. Two TV points. Marble effect laminate flooring.

Kitchen

14'1" x 5'11" (4.29m x 1.80m)

UPVC double glazed window to the front elevation.

Stylish modern fitted kitchen with a range of wall, base and drawer units. Corian work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Built in extractor hood. Integrated fridge. Two integrated freezers. Integrated washer / dryer. Recessed ceiling down lighters. Marble effect laminate flooring.

W.C

Pedestal wash hand basin and a low level w.c.

Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

Stairs to First Floor and Landing

Radiator.

Bedroom Two

9'7" x 13'8" (2.92m x 4.17m)

Two UPVC double glazed windows to

the rear elevation.

Fitted wardrobes. Radiator.

Bedroom Three

9'3" x 13'8" (2.82m x 4.17m)

Two UPVC double glazed windows to the rear elevation.

Radiator.

Bathroom

Stylish white fitted bathroom suite comprising of; a panel bath with a mains shower over, pedestal wash hand basin and a low level w.c. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Vinyl flooring.

Stairs To Second Floor and Landing

UPVC double glazed window to the rear elevation.

Two radiators.

Bedroom One

13'4" x 13'8" (4.06m x 4.17m)

UPVC double glazed door to the front elevation with a Juliette balcony. UPVC double glazed windows to the front elevation.

Fitted wardrobes. Radiator.

En Suite

Modern fitted suite including a shower enclosure, pedestal wash hand basin and a low level w.c.

Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Chrome heated towel rail. Vinyl flooring.

Bedroom Four

6'10" x 13'8" (2.08m x 4.17m)

Two UPVC double glazed windows to the rear elevation.

Two radiators.

Externally

Externally to the rear of the property is a private, enclosed garden featuring a paved patio area ideal for outdoor dining, along with a well-maintained lawn and a timber shed for additional storage. The property also benefits from a designated parking space, as well as additional visitor parking.

Additional Information

TOTAL FLOOR AREA: 818 SQUARE FOOT / 76 SQUARE METERS.

Leasehold.

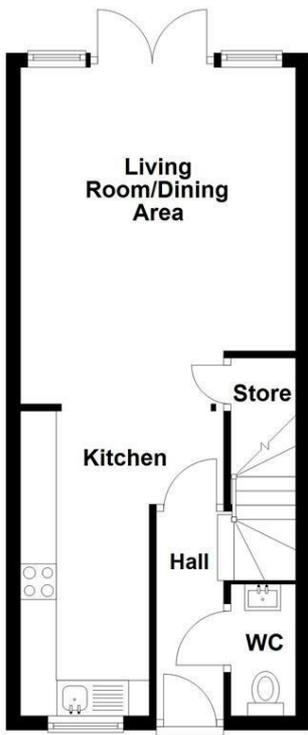
Council Tax Band B.

Disclaimer

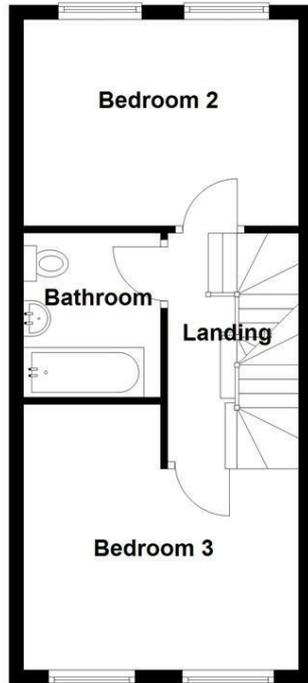
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Tel: 01782 470391

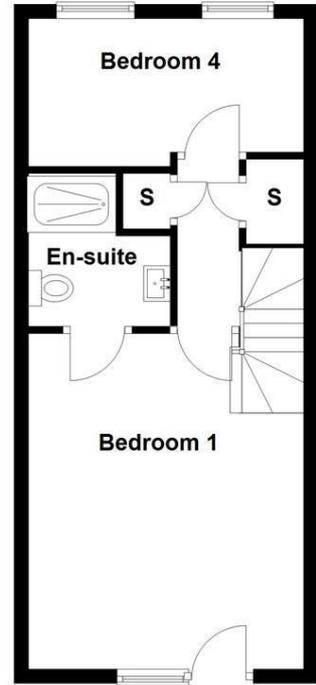
Ground Floor



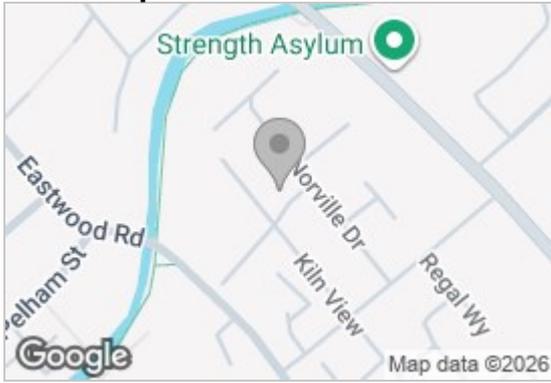
First Floor



Second Floor



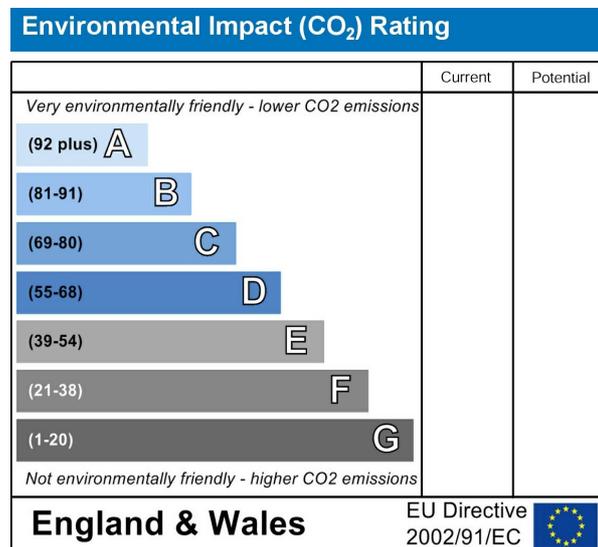
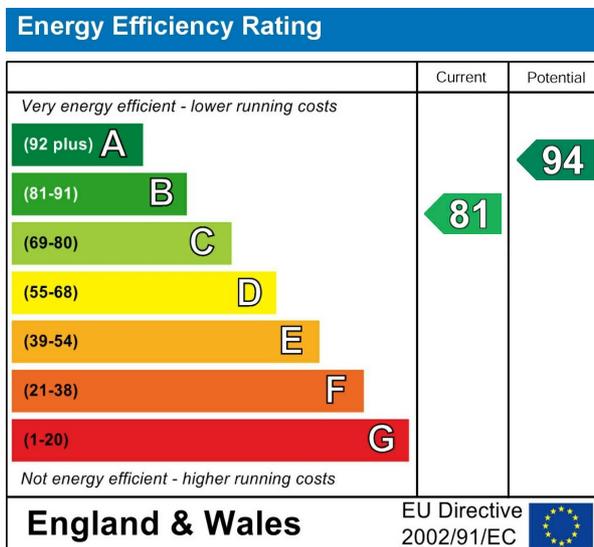
Road Map



Hybrid Map



Energy Efficiency Graph



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.

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