



## 27 Arthur Brocklehurst Way

Stoke-On-Trent, ST1 5FA



### Offers in excess of £195,000

Here at Carters we are beyond excited to introduce to you an immaculate, three bedroom semi detached family home. This property is perfect for first time buyers and young families, which is 'showhome ready' for you to move into and enjoy right from day one. This beautiful home benefits from being within the proximity of the local amenities including: a variety of shops, pubs and good commuting links all within a short distance of the property.

Entering the property you are welcomed into the entrance hall giving access to the ground floor W/C and stairs to the first floor. The spacious lounge leads off and is a perfect size for those cozy nights in. To the rear you will find an attractive and modern kitchen/diner offering a practical layout and a great space for mealtimes with the family. Heading up the stairs you are greeted with three bedrooms, two of which are double and a single, along with an en suite and family bathroom. Externally to the front there is a driveway providing off road parking for two vehicles, whilst the rear provides a tranquil retreat to relax and entertain family and friends in the summer months. The property also benefits from a smart thermostat, a ring door bell and an electric car charger, adding to the little luxuries this property has to offer.

This truly is a property you don't want to miss out on!  
Please call the office today on 01782 470391 to book your viewing.

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## Entrance Hall

Composite double glazed entrance door to the front elevation, radiator and stairs to the first floor.

## W/C

Low level W/C, pedestal wash hand basin, laminate flooring and extractor fan.

## Lounge

16'1 x 11'9 (4.90m x 3.58m)

UPVC double glazed window to the front elevation.

Television point. Radiator.

## Kitchen/Diner

14'11 x 10'5 (4.55m x 3.18m)

UPVC double glazed window and UPVC double glazed french patio doors to the rear elevation.

Modern fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless sink with single drainer with mixer tap. Built in electric oven, gas hob and extractor fan. Plumbing for a washing machine. Space for fridge/freezer. Space for dishwasher. Laminate flooring. Partly tiled walls. Radiator. Under stairs storage,

## First Floor Landing

Storage cupboard, radiator and loft access.

## Bedroom One

11'9 x 8'5 (3.58m x 2.57m)

UPVC double glazed window to the front elevation.

Radiator.

## En Suite

Three piece suite comprises shower cubicle housing and electric shower, pedestal wash hand basin and low level W/C. Laminate flooring. Partly tiled walls. Radiator.

## Bedroom Two

10'2 x 8'5 (3.10m x 2.57m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Three

8'8 x 6'3 (2.64m x 1.91m)

UPVC double glazed window to the front elevation.

Radiator.

## Bathroom

UPVC double glazed window to the rear elevation.

Three piece suite comprises panelled bath with shower attachment, pedestal wash hand basin and low level W/C. Laminate flooring. Radiator.

## Exterior

To the front of the property there is a block paved driveway with parking for two cars. Gate to the side for rear access, to the rear there is an enclosed paved patio area spacious lawned garden and shed. There is an attractive wooden seating area with shelter.

## Additional Notes

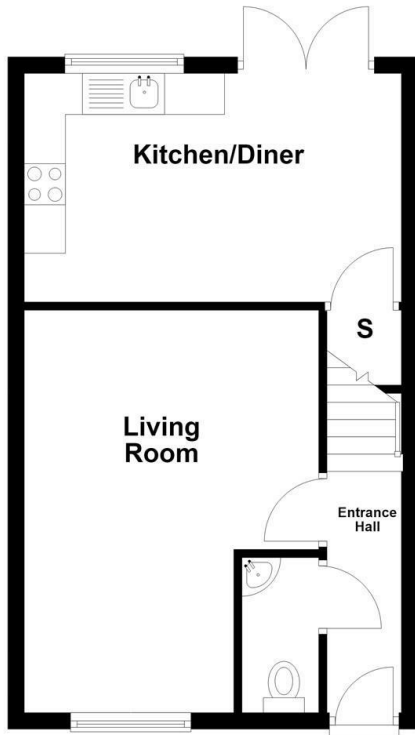
Freehold. Council tax band C, Stoke on Trent.

Total Floor Area: 828 Square Foot / 77 Square Meters.

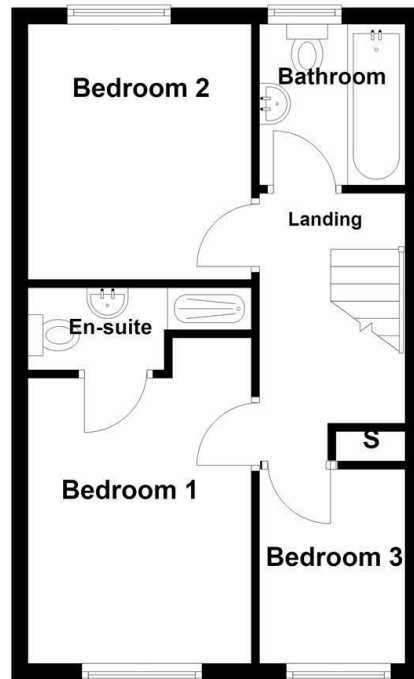
## Disclaimer

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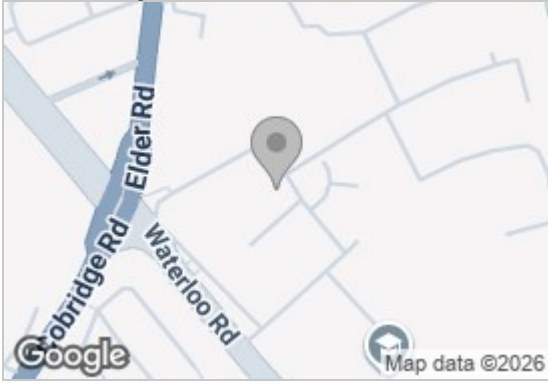
**Ground Floor**



**First Floor**



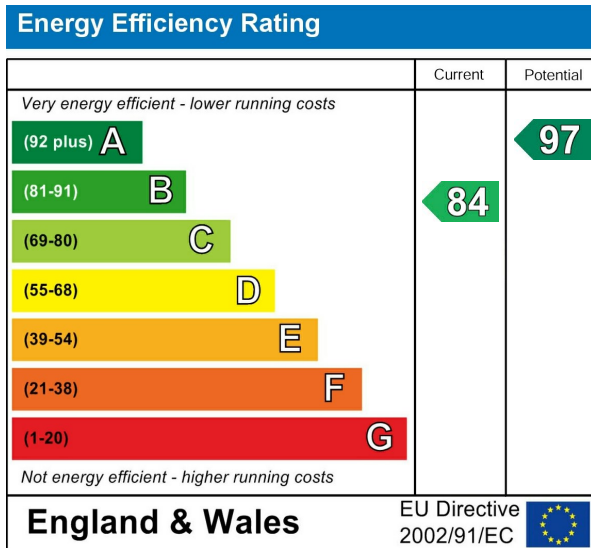
## Road Map



## 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.

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.

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