



Mercury Place, Smallthorne, Stoke-On-Trent ST6 1SD

Offers in excess of £110,000



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Entrance Hall

Double glazed door to front elevation, double glazed window to front elevation, stairs to first floor landing.

Lounge

13'3 max x 12'6 max (4.04m max x 3.81m max)

Double glazed bow window to front elevation, coving to ceiling, wall mounted modern style electric fire, radiator.

Kitchen/Diner

12'6 max x 9'5 (3.81m max x 2.87m)

Double glazed door to rear elevation, double glazed window to rear elevation, comprising a range of wall, base and drawer units having marble effect work surfaces over, incorporating stainless steel sink with single drainer and mixer tap, electric hob having stainless steel extractor canopy over, built in oven, space for fridge freezer, recess for washing machine, understairs storage cupboard, coving to ceiling, tile effect vinyl flooring, radiator and a further walk-in storage cupboard having double glazed window to rear elevation, part tiled walls and wall mounted gas central heating boiler.

First Floor Landing

Loft access, coving to ceiling, doors to:-

Bedroom One

11'9 x 9'5 max (3.58m x 2.87m max)

Double glazed window to rear elevation, coving to ceiling, radiator.

Bedroom Two

11'9 x 9'5 max (3.43m x 2.87m max)

Double glazed window to front elevation, coving to ceiling, radiator.



Bedroom Three

8'7 x 6'6 (2.62m x 1.98m)

Double glazed window to front elevation, coving to ceiling, radiator.

Family Bathroom

This modern style family bathroom has double glazed windows to rear elevation, comprising low level WC, vanity wash hand basin having storage below, panelled corner whirlpool bath having shower over and glass shower screen, part tiled walls, tiled flooring, radiator.

Outside/Externally

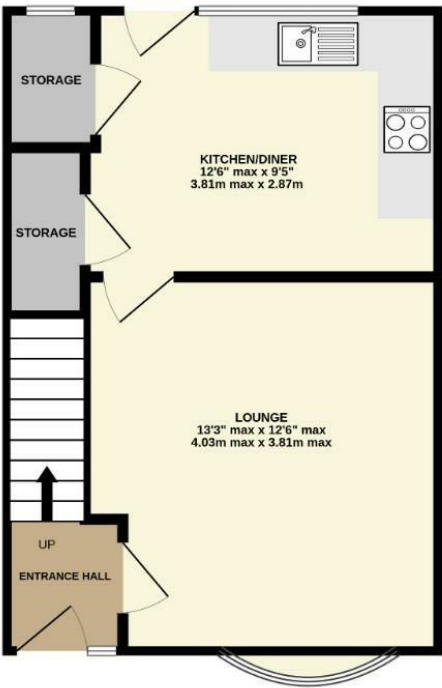
To the front the property has a small garden area with pathway leading to the property, whilst to the rear there is a good size enclosed garden having paved patio area with step leading to down to garden areas being laid to lawn and pathway leading to a further gravelled patio area, this all being enclosed by brick wall and fencing having wooden gate giving access to the rear walkway.



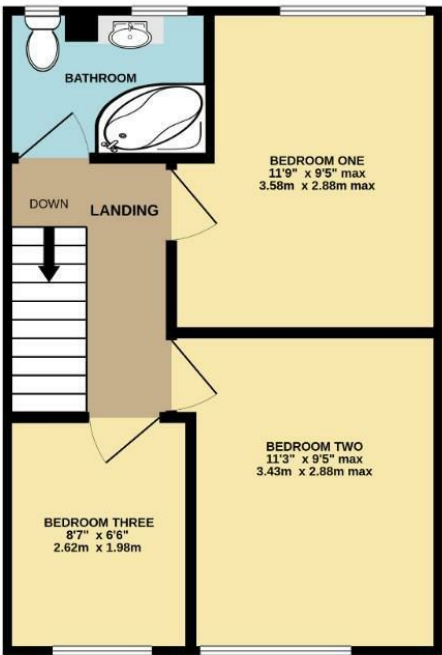


Floor Plan

GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

