

35 Lansdowne Road, Hartshill, Stoke-On-Trent, Staffs, ST4 6EY



Freehold £365,000

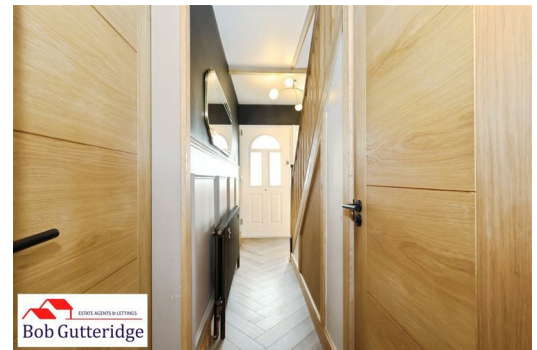
Bob Gutteridge Estate Agents are delighted to bring to the market this truly beautiful and stunning extended semi-detached home, situated in this convenient Hartshill location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links throughout the city. The vendors of this impressive home have clearly gone through every detail with a fine-tooth comb, creating what can only be described as a truly exceptional family home. The generous extended accommodation is enhanced with the modern-day comforts of Upvc double glazing and gas combination central heating, together with the added benefit of underfloor heating to the extended kitchen accommodation. In brief, the versatile and thoughtfully designed ground-floor accommodation comprises entrance hall, cloaks, bay-fronted dining room leading into a sitting room, stunning extended open-plan fitted kitchen/breakfast/family room featuring a range of integrated appliances and a central island, a ground-floor bedroom and separate luxury shower room. To the first floor are three generous bedrooms, along with a superb four-piece family bathroom. Externally, the property boasts off-road parking to the front, whilst to the rear is a generous-sized garden incorporating a variety of seating areas, providing an ideal space for outdoor entertaining and relaxation.

Offering exceptional presentation, versatile accommodation and a superb extended layout, this truly wonderful family home is one that needs to be viewed to be fully appreciated.

Internal inspection of this truly wonderful family home is considered a MUST to avoid early disappointment!

ENTRANCE HALL

With composite double-glazed frosted front access door with inset leaded pattern, frosted double-glazed panel to side, pendant light fitting, decorative dado rail, feature wood panelling, traditional-style radiator, herringbone oak-effect laminate flooring, stairs to first floor landing with LED lighting, and access to ;



CLOAKS

with Upvc double-glazed frosted window to side, built-in storage cupboard providing ample domestic hanging space and storage space, and herringbone oak-effect laminate flooring.



BAY FRONTED DINING ROOM 3.56m x 3.28m (11'8" x 10'9")

With Upvc double-glazed bay window to front with inset leaded-pattern and stained glass to skylights, oak shutters, two pendant light fittings, feature built-in living-flame gas fire, herringbone oak-effect laminate flooring, modern double panelled radiator, power points, built-in bay seating with storage and access leading off to:



SITTING ROOM 3.58m x 3.30m (11'9" x 10'10")

With pendant light fitting, two wall light fittings, modern panelled radiator, herringbone oak-effect laminate flooring, power points, and double doorway provides access off to:



**STUNNING "L" SHAPED FITTED KITCHEN / BREAKFAST / F 6.65m
reducing to 3.84m x 9.14m reducing to 2.49m (21'10" reducing to 12'7"
x 30'0" reducing to 8'2")**

With three double-glazed skylights, two Upvc double-glazed sliding patio doors, thirty five spotlight fittings, heat detector, herringbone oak-effect laminate flooring with piped underfloor heating, feature exposed brick wall with TV aerial connection point, log burner with back boiler assisting with the domestic central heating systems, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, under-cupboard LED lighting, square-edge marble-effect work surface with matching splashback, built-in ceramic five-ring gas hob unit with glazed splashback plus extractor hood above, built in twin ovens , integrated tall fridge and freezer, built-in Bosch microwave, feature island with built in breakfast bar plus built-in ceramic sink unit with instant boiling hot water tap above and power points.



STUDY AREA



LUXURY GROUND FLOOR SHOWER ROOM 2.51m x 1.65m (8'3" x 5'5")

With double-glazed skylight, five LED spotlight fittings, a luxury built-in suite comprising vanity sink unit with mixer tap above, built-in dual-flush WC, walk-in double shower enclosure with thermostatic direct-flow shower and separate hand attachment, herringbone oak-effect laminate flooring, modern vertical towel radiator, recessed area beneath the staircase providing storage space, and two wall light fittings.



BEDROOM FOUR 3.61m x 2.62m reducing to 2.08m (11'10" x 8'7" reducing to 6'10")

With two double-glazed skylights,, six spotlight fittings, herringbone oak-effect laminate flooring, TV aerial connection point and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, smoke alarm, herringbone oak-effect laminate flooring, feature panelling to walls, and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.22m into bay x 3.28m (13'10" into bay x 10'9")

With Upvc double-glazed bay window to front with inset lead pattern and stained glass to skylights, pendant light fitting, herringbone oak-effect laminate flooring, modern double panelled radiator, power points and TV aerial connection point.



BEDROOM TWO (REAR) 3.63mx 2.67m (11'11"x 8'9")

With Upvc double-glazed window to rear, three pendant light fitting, access to loft space with retractable ladder, housing the Worcester 8000 gas combination boiler providing domestic hot water and central heating systems, herringbone oak-effect laminate flooring, feature media panelling, TV aerial connection point, modern double panelled radiator, and power points.



BEDROOM THREE (REAR) 2.59m x 2.24m (8'6" x 7'4")

With Upvc double-glazed window to rear, pendant light fitting, oak-effect herringbone-design laminate flooring, modern double panelled radiator, and power points.



LUXURY FOUR PIECE FIRST FLOOR BATHROOM 2.57m x 1.60m (8'5" x 5'3")

With Upvc double-glazed bay window to front with inset lead pattern and stained glass to skylights, four LED spotlight fittings, modern vertical towel radiator, Aqua boarding to splashbacks, a built-in four-piece suite comprising dual-flush WC with vanity unit above, built-in vanity sink unit with mixer tap above, built-in bath unit with Victorian-style mixer tap and shower attachment, corner-glazed shower cubicle with thermostatic direct-flow shower and separate shower attachment, herringbone oak-effect laminate flooring, and two wall light fittings.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls, a resin driveway provides off road parking to the front of the property, external cold water supply and external lighting.

ENCLOSED REAR GARDEN

A desirable sized enclosed rear garden which is another outstanding feature of this property. bounded by concrete post and timber fencing along with mature laurels to borders, a paved area provides a peaceful and private retreat to unwind which also offers a BBQ area, log store, external lighting, external power supply and access to a lawn section with mature shrubs to borders, a further pergola seating area offers a shelter space to dine alfresco, kids play house and a further area to the rear with an apple tree and garden summerhouse.



COUNCIL TAX

Band 'C' amount payable to City of Stoke-on-Trent Council.

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We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	70 C
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

