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Queen Street, Stoke-On-Trent, STI0 IBN

£225,000



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A beautiful and immaculate 3 bedroom property with en suite shower room, bathroom and downstairs toilet. This property was built in 2022 by Bellway.





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Entrance Hall

Amtico flooring laid throughout the ground floor of the property. There is also a separate downstairs toilet and sink.

Kitchen
Fully equipped kitchen with grey wall units and matching work surfaces. Gas hob cooker with extractor fan. Electric Fan oven. Integrated Fridge Freezer and Washing Machine.

Lounge
Large lounge diner with French windows leading to the rear. The French doors have been fitted with 'perfect fit blinds' and additional blinds on the windows. The property includes the fully lined curtains.

The French doors open up on to a patio area and a well maintained lawn with shrubs.

Upstairs

Three well proportioned bedrooms, carpeted throughout.

The Master bedroom has a large feature wardrobe with sliding mirrored doors a separate inbuilt good sized cupboard. There is a separate fully tiled en suite shower room and toilet.

Also a large fully tiled bathroom with sink and toilet.

Front Garden

Lawn garden with a small manageable hedge and paved path leading to the front door. Also a gated side entrance

Parking
Ample parking at the side of the property for up to 3 cars.

The vendor will consider selling the property either fully or partially furnished, subject to a private arrangement.






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AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

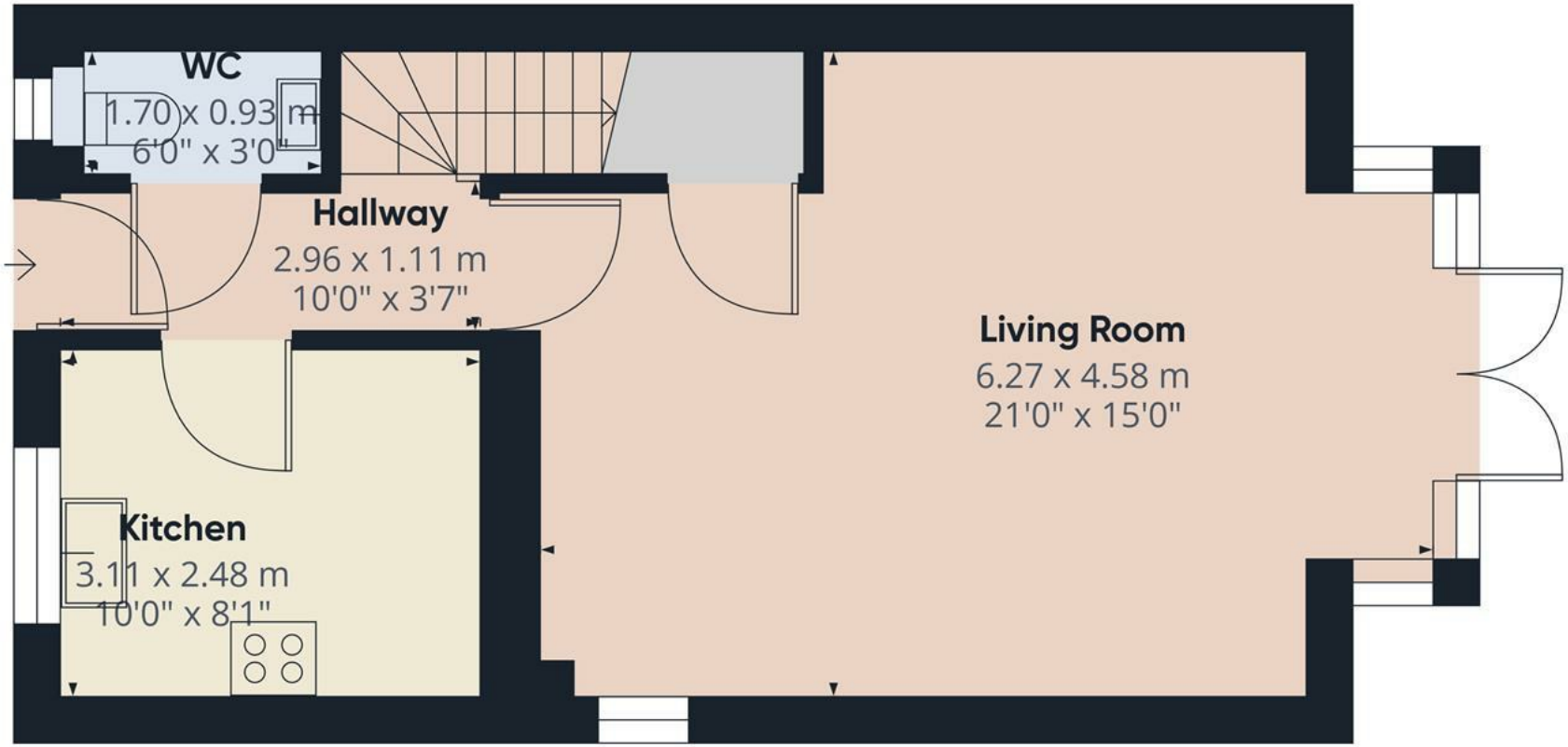

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Floor 0

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Approximate total area(1)

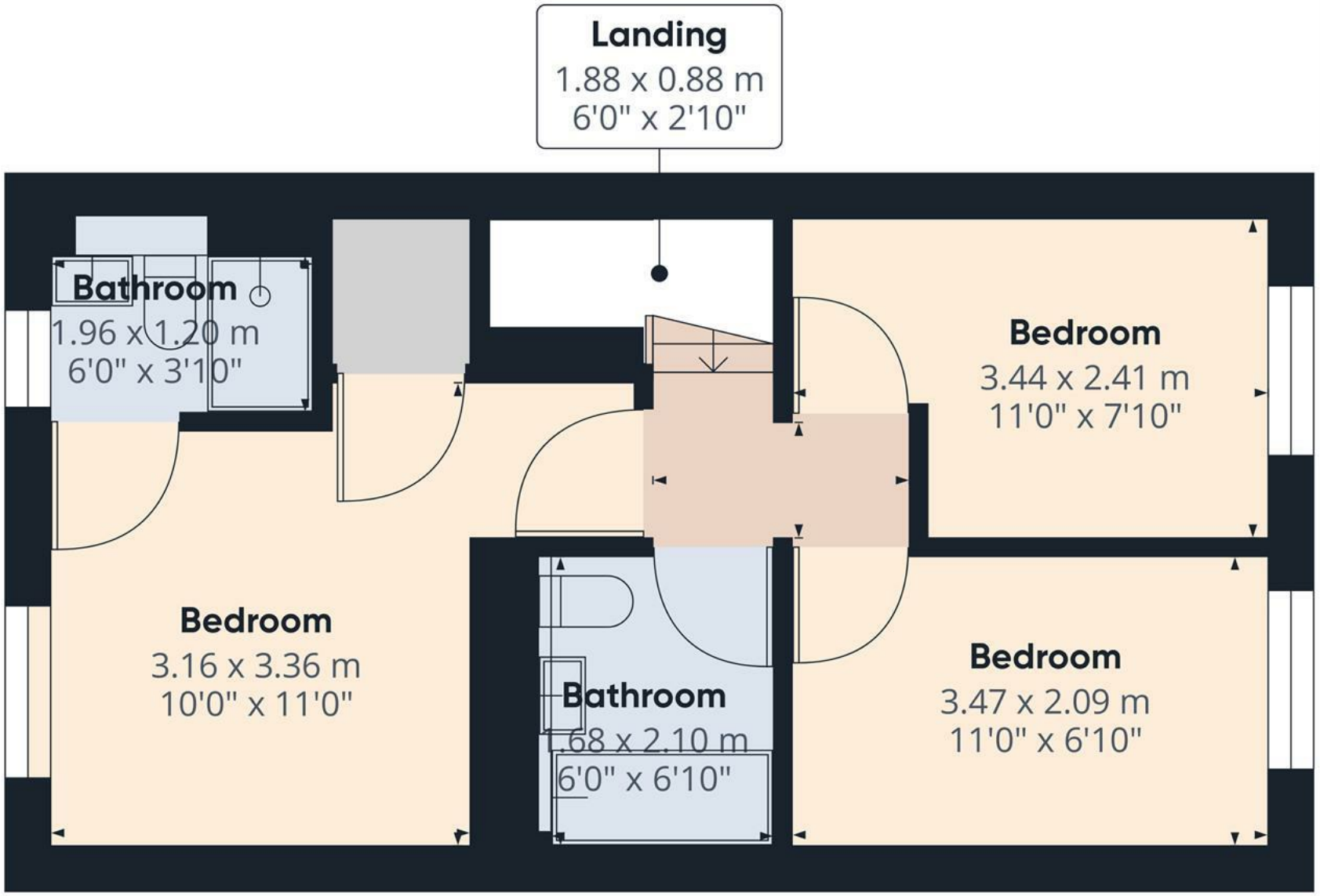
41.78 m²

449.72 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

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Approximate total area(1)

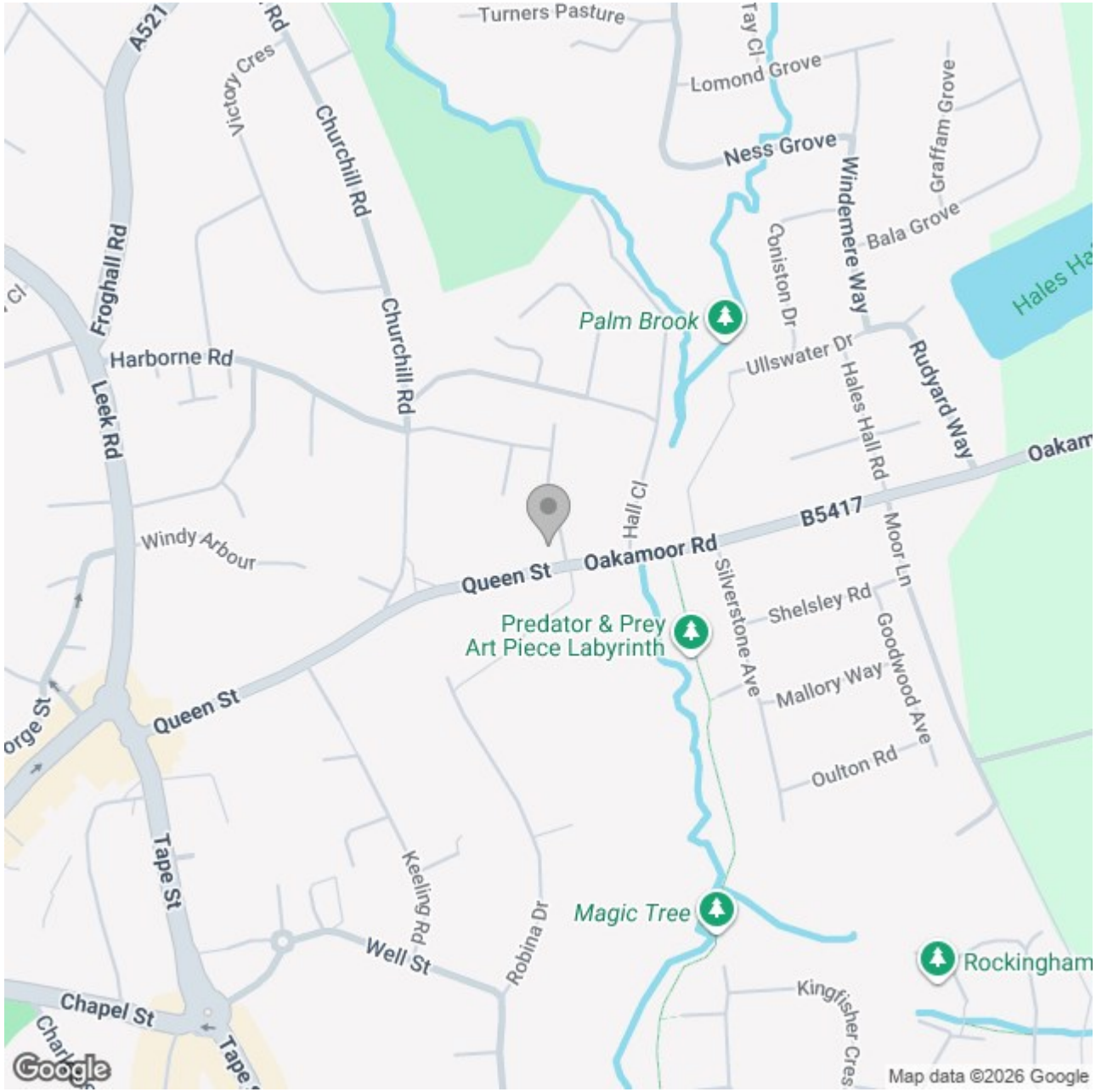
35.73 m²

384.59 ft²

(1) Excluding balconies and terraces

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.