



Janet Place,

**Offers In Excess Of £130,000**



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# Janet Place, Stoke-On-Trent

## Offers In Excess Of £130,000

Reeds Rains Hanley are delighted to offer this Three Bedroom Semi-Detached House on Janet Place, Northwood. This property would be ideal for anybody looking to upsize from a terrace or even a first time buyer looking to settle in to their first home! In brief the property comprises; Entrance hall, Front reception room, Lounge, Kitchen with utility area. On the first floor there is a modern family bathroom as well as 2 double bedrooms and a further single bedroom with handy built in wardrobes that incorporate a single bed. Outside the property offers Good sized garden to rear with a raised decking area, well maintained lawn and patio area also. On street parking to the front with car park if required. Viewings are essential!

### LOUNGE

4.55m x 3.25m (14'11" x 10'8")

Modern lounge with fitted carpet, electric fireplace with feature surround, rear aspect sliding patio door. Radiator and ceiling light.

### FRONT RECEPTION ROOM

3.38m x 2.92m (11'1" x 9'7")

With a front aspect bay window with incorporated storage., fitted carpet, radiator and ceiling light.

### KITCHEN

2.72m x 1.68m (8'11" x 5'6")

With a range of matching wall and base units, Integrated fridge, stainless steel sink, electric oven/grill & gas 4 ring hob, carpet flooring, side aspect double glazed window and ceiling light.

### UTILITY ROOM/WC

1.91m x 1.42m (6'3" x 4'8")

Space for washer/dryer, W/C and side aspect Upvc door to rear garden.

### BEDROOM ONE

3.63m x 2.95m (11'11" x 9'8")

With fitted wardrobes, carpet flooring, rear aspect double glazed window, radiator and ceiling light.

### BEDROOM TWO

3.61m x 3.28m (11'10" x 10'9")

With carpet flooring, front aspect double glazed window, radiator and ceiling light.

### BEDROOM THREE

2.51m x 1.45m (8'3" x 4'9")

With fitted wardrobes incorporating a single bed, carpet flooring, rear aspect double glazed window, radiator and ceiling light.

### BATHROOM/SHOWER ROOM/WC

Modern family bathroom offering bath with overhead shower, Sink basin and low level W/C. Tiled walls, rear aspect double glazed window, chrome towel rail, and ceiling light/extractor

### OUTSIDE

Good sized garden to rear offering a raised decking area, well maintained lawn and patio area also. On street parking to the front with car park if required.



For full EPC please contact the branch

