



20 Steel Street, Hartshill, Stoke-On-Trent, ST4 7NS

Offers In The Region Of  
**£160,000**

- Cul-De-Sac Location
- Three Bedrooms
- Luxurious Shower Room
- Beautiful Rear Garden With A Pergola

- A Superb Spacious Town House
- Cozy Lounge With Log Burner
- Fitted Kitchen
- Combi Boiler

## A SUPERB SPACIOUS PROPERTY IN AN ALMOST SECRET LOCATION!

Tucked away down a quiet cul-de-sac is this three bedroom town house on Steel Street. It combines modern comfort with stylish features, creating a perfect home for families, professionals, or anyone seeking a blend of convenience and luxury.

The living room boasts a traditional log burner, providing a cozy and inviting atmosphere and the kitchen is a chef's delight, featuring sleek quartz worktops known for their durability and low maintenance. The property includes a luxurious shower room, described as "stunning" for its contemporary design, high-quality fittings, and attention to detail.

The garden is designed for easy upkeep, allowing you to enjoy outdoor space without the burden of extensive gardening chores, the garden also features a stylish pergola, perfect for relaxing or entertaining guests.

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

Stone tiled flooring. Composite front door. Ornamental radiator. Stairs to the first floor.

### LIVING ROOM

15'9 x 12'3 (4.80m x 3.73m)

Wood effect laminate flooring. Radiator. Feature chimney breast with log burner and hearth. Large UPVC double glazed window. Under stairs storage cupboard.

### KITCHEN AND DINING ROOM

15'8 x 9'0 (4.78m x 2.74m)

Fully fitted kitchen with a range of wall cupboards and base units with a Smeg oven and gas hob, extractor and quartz worktops. Tile flooring. UPVC double glazed window and rear door. Plumbing for washing machine. Baxi combi boiler (approx. 3 years old).

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Storage access to the loft.

### BEDROOM ONE

14'9 x 8'7 (4.50m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12'4 x 10'5 (3.76m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes with sliding mirrored doors.

### BEDROOM THREE

10'6 x 6'10 (3.20m x 2.08m)

Fitted carpet. Ornamental radiator. UPVC double glazed window.

### BATHROOM

7'6 x 5'5 (2.29m x 1.65m)

Stunning fully tiled with a white suite and gold sanitary ware consisting of a walk in shower, wc and wash basin within an integral vanity unit. Ornamental radiator. Two UPVC double glazed windows. Spotlights.

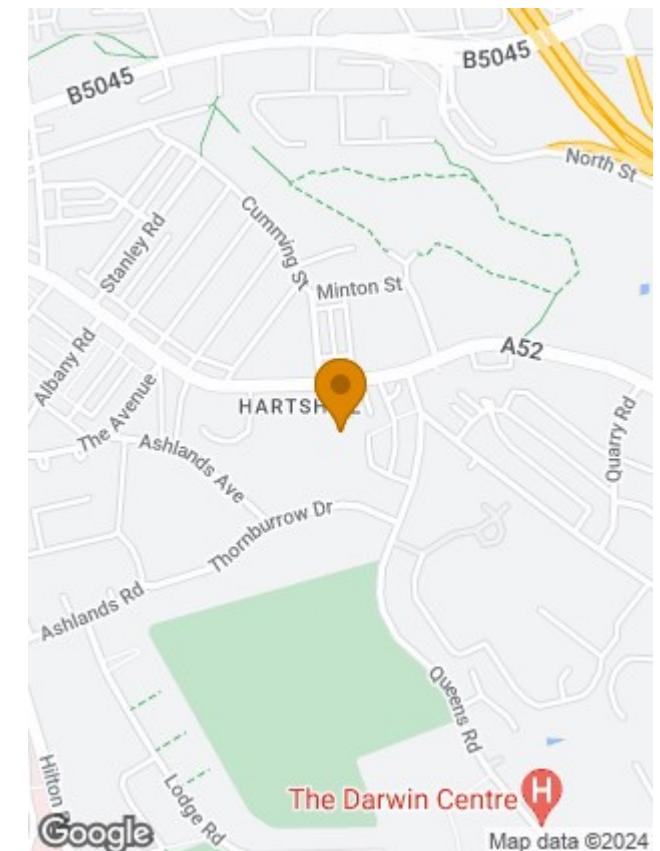
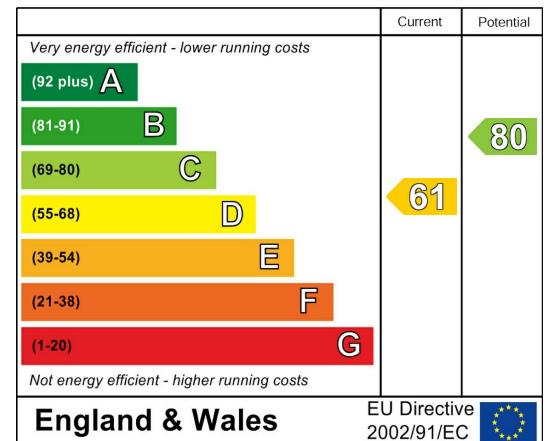
### OUTSIDE

There is an attractive front lawn with borders and a footpath. There is a professionally landscaped garden to the rear with artificial grass, an outside tap, decked area with lighting and a pergola!





## Energy Efficiency Rating



## MATERIAL INFORMATION

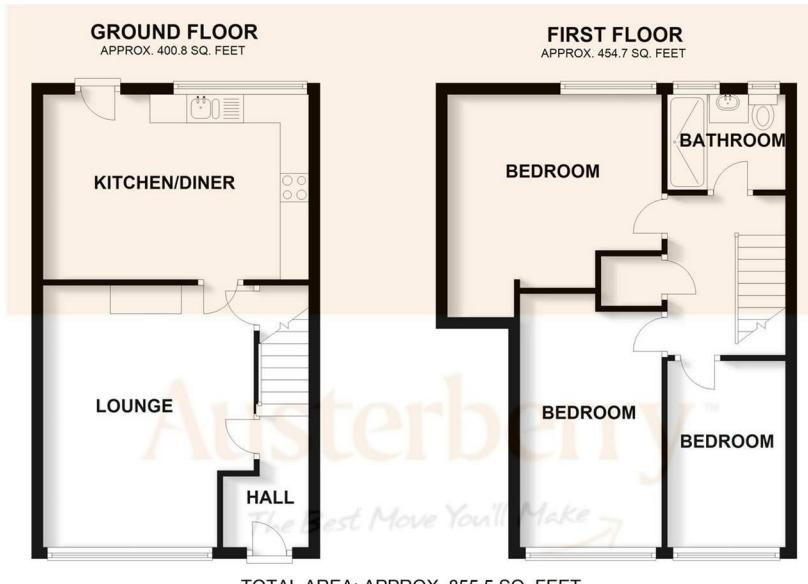
Tenure - Freehold

Council Tax Band - A



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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