



8 Essex Drive, Gillow Heath, Stoke-On-Trent, ST8 6SF

£250,000

- Well-Presented Three-Bedroom Semi-Detached Home
- Open Views Towards Biddulph Moor From The Front & Rear
- Fully Enclosed Attractive Rear Garden
- Viewing Is Highly Recommended
- Spacious Open-Plan Dining Kitchen
- Modern Family Bathroom
- Situated Close To Halls Road Playing Fields And Biddulph Valley Walkway
- Family Sized Lounge
- Block-Paved Driveway Extending To The Side
- Sought After Location Of Gillow Heath

8 Essex Drive, Stoke-On-Trent ST8 6SF

A well-presented three-bedroom semi-detached home, located within the ever popular village of Gillow Heath.

This attractive property offers comfortable and well-maintained accommodation, making it an excellent choice for a range of buyers.



Council Tax Band: C



The ground floor comprises a spacious hallway, welcoming you into a family sized lounge, while to the rear there is a spacious open-plan dining kitchen. This is a real highlight of the home, fitted with a range of stylish grey units, quality appliances and incorporating breakfast bar, providing a practical space for both everyday use and entertaining as well as having a defined space for a table and chairs.

French doors open directly onto the rear garden, allowing plenty of natural light and easy access outside.

Upstairs, there are three bedrooms, with pleasant open views towards Biddulph Moor from the front and rear. A modern family bathroom completes the first floor accommodation.

Externally, the property benefits from a block-paved driveway extending to the side, offering ample off-road parking and access to a detached garage. The rear garden is attractive and fully enclosed enjoying a good degree of privacy and has been landscaped for ease of maintenance, featuring a lawn and a raised decked patio area, ideal for outdoor seating and entertaining.

The property is conveniently situated close to Halls Road playing fields and Biddulph Valley Walkway, making it well placed for those who enjoy outdoor space. The location, combined with the condition of the property, makes it particularly appealing to first-time buyers, families, and those looking to downsize.

A well-kept home in a sought-after location, viewing is highly recommended.

Entrance Hall

Having high-quality effect laminate flooring, UPVC double glazed front entrance door with obscured glazed side panels and decorative central door panel. Stairs off

to first floor landing, recess LED lighting to ceiling, cupboard housing electric consumer unit. Under stairs store cupboard.

Lounge

11'4" x 12'10"

Having continuous quality oak effect laminate flooring, radiator, UPVC double glazed window to the front aspect with far reaching views on the horizon over Biddulph Moor.

Open Plan Dining Kitchen

19'1" x 10'0"

Having a range of on-trend grey gloss units with white gloss fitted worksurface over, incorporating a one and a half bowl single drainer stainless steel sink unit with Flexi mixer tap over. Range of integral appliances, including a Bosch four ring gas hob with chimney style stainless steel extractor fan over and separate Lamona double oven and combination grill. Plumbing for washing machine and dishwasher. Bank of matching units having incorporating integrated fridge and separate freezer. Splashback tiling, incorporating a breakfast bar with overhead drop down lighting. UPVC typical glazed window to the rear aspect, recessed LED lighting to ceiling and continuous oak effect quality laminate flooring. Defined dining area having space for table and chairs. Radiator, UPVC double glazed French doors with full length glazed panels to the rear garden.

First Floor Landing

Having a UPVC double glazed obscured window to the side aspect. Radiator, access to loft space.

Bedroom One

11'1" x 9'7" extending to 12'6" into doorway

Having a UPVC double glazed window to the front aspect with fantastic horizon views over Biddulph Moor. Radiator.

Bedroom Two

10'5" x 12'7"

Having a UPVC double glazed window to the rear aspect with far reaching views on the horizon

Bathroom

8'1" x 5'4"

Having a shower bath with curved glazed shower screen and thermostatically controlled shower over. Wash hand basin set in vanity storage unit with matching WC having a concealed cistern. Part tiled walls, recessed LED lighting and extractor fan to ceiling. Chrome heated towel radiator, UPVC double glazed obscured window to the rear aspect. Patterned vinyl flooring.

Externally

To the rear there is an Indian stone paved patio with adjoining lawn gardens and slate gravel border. Side access door into the detached garage and gated side access to the front driveway. Raised deck patio area having feature shrub borders with timber raised decked patio providing a pleasant seating and entertaining area. External water tap, fully enclosed enjoying a good degree of privacy.

To the front of the property, there is a block paved driveway provided off-road parking for several vehicles also extending to the side of the property, giving access to the garage.

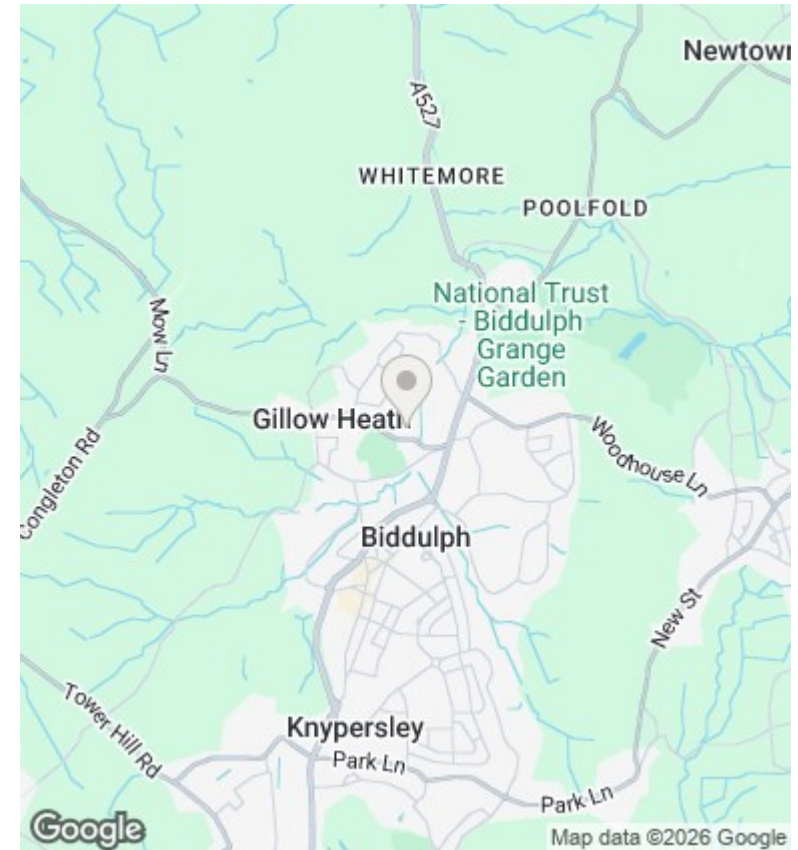
Detached Garage

18'8" x 9'2"

Having electric light and power, UPVC double glazed window to the side aspect. Metal up and over door. UPVC double glazed side entrance door.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC