



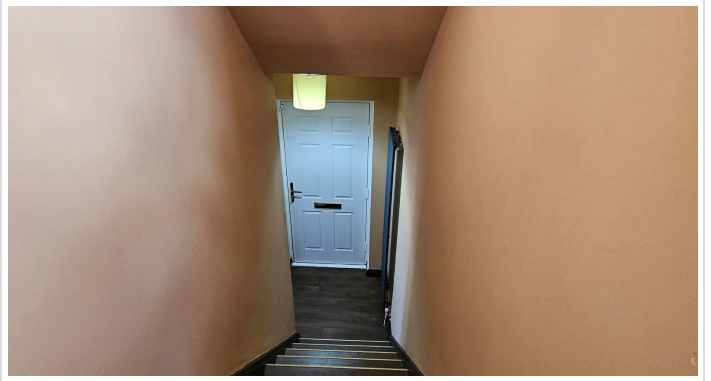
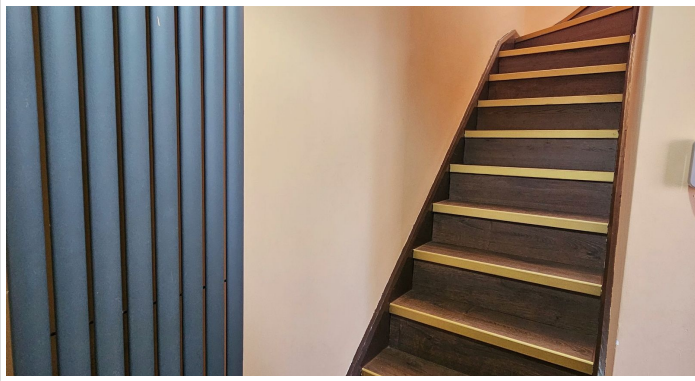
99Home Ltd.

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3 Bed End Of Terrace In Westwood Road , Stoke On Trent, ST3 6BH £160,000



Ref:17513



SHORT DESCRIPTION

Property Ref: 17513 A well-presented three-bedroom end-of-terrace family home, featuring owned solar panels, a real wood-burning fireplace, a driveway for car and a large rear garden. On the ground floor, a welcoming entrance hall leads to a spacious living room with a charming real wood-burning fireplace, creating a warm and cosy atmosphere. There is also a kitchen and a convenient downstairs WC. Upstairs there are three bedrooms and a family bathroom with a bath, overhead shower and underfloor heating. The home has gas central heating, supported by solar panels that help to reduce energy bills. The panels are owned outright. Outside, a front garden and a driveway provide off-road parking for one car. To the rear is a large garden with a cosy seating area, ideal for relaxing or entertaining in the warmer months Conveniently located close to local schools and shops, this property would make an ideal family home. Viewings are highly recommended. Property Type: End of Terrace Full selling price: £160000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: A EPC rating: B Measurement:807.293 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing, Gas Central Heating, Underfloor Heating Chain Sale or Chain Free:Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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