

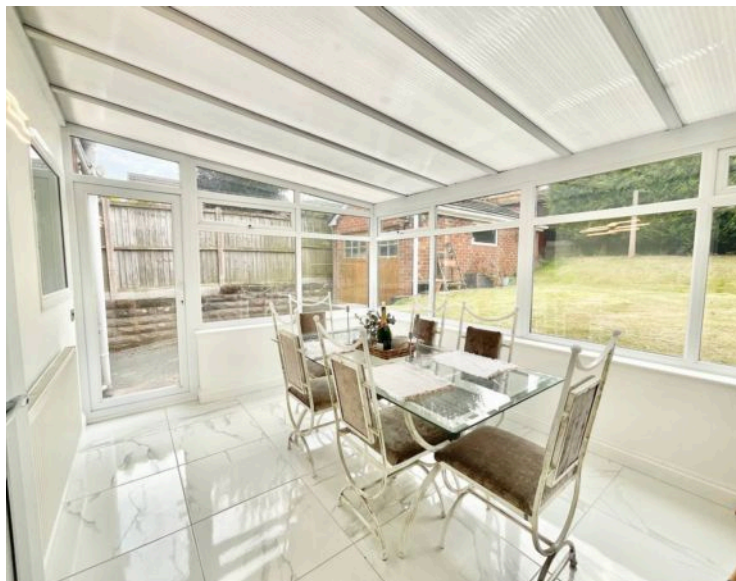
## 1 Lindley Place, Stoke-On-Trent

£245,000 Freehold

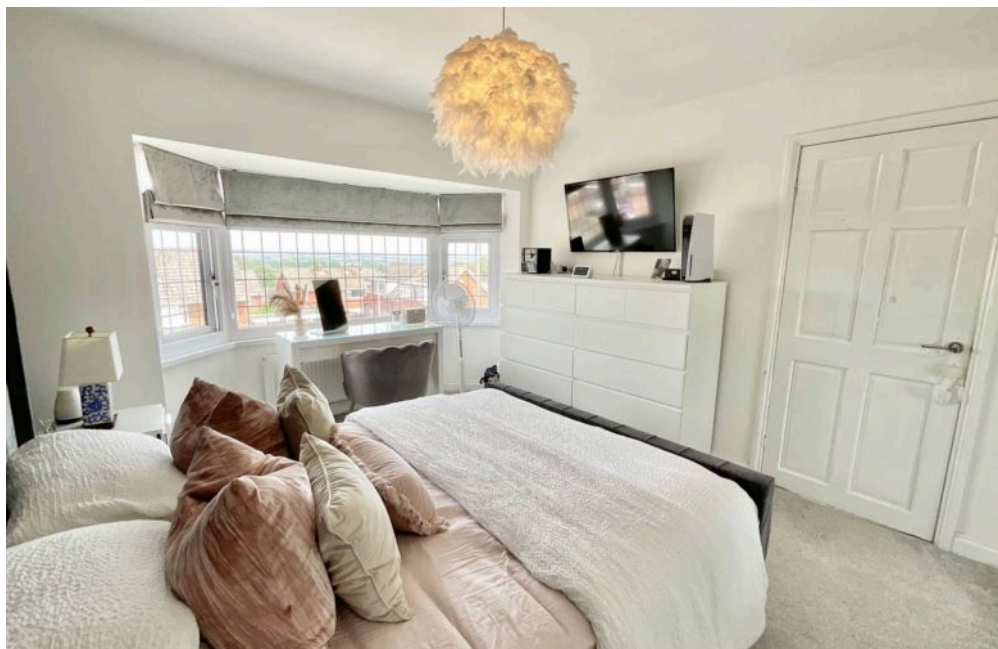


Beautifully presented three-bedroom semi-detached family home offering a bright living room, open-plan kitchen/breakfast room, plus a stunning conservatory to the rear. • Two generously sized double bedrooms, plus a further single bedroom, perfect for guests, a home office, or a dressing room, plus you have the upgraded bathroom with a double-ended bath/shower duo. • South-West facing rear garden with patio seating space, lush grass lawns and mature shrubbery, calling for summer BBQ's or relaxing Sunday launch. • Low-maintenance front garden with expansive tandem driveway, single garage and ample off-road parking for several vehicles. • This beautiful home is near Meir Heath Academy, Poplars Farm Riding School, and Grindley Park, plus nearby Meir offers shops, supermarkets, eateries and travel links via A50 and Stoke station.





Oh, brother... This one's too good to miss! Tucked away on a quiet cul-de-sac on Lindley Place, this beautifully presented three-bedroom semi-detached is the kind of home Winnie-the-Pooh might even trade his last pot of honey for. With space for adventures (or naps) and a garden perfect for picnics, it's the ideal spot for growing families, busy bees, and daydreamers alike. Step through a welcoming entrance hall and into the bright living room, flooded with natural light thanks to the bay window – the perfect spot to unwind after a long day. Continuing on, you'll find an open-plan kitchen/breakfast room boasting ample cabinetry, space for appliances, and a breakfast bar ideal for your morning coffee or a full English brekkie. To the rear, a stunning sun-soaked conservatory opens into the South-West facing garden. Currently used as a formal dining area, it's a dreamy space for dinner parties or quiet afternoons with a book in the sun. Upstairs, you'll find two generously sized double bedrooms, plus a further single bedroom – ideal as a guest room, home office, or your very own dressing room. The bathroom has been beautifully updated with sleek tiles, a luxurious double-ended bath, a rainfall shower, and a contemporary sink and W/C. Outside, enjoy a South-West facing rear garden with patio seating and a tiered, lush grass lawn. At the front, the property enjoys open views, a tandem driveway with ample off-road parking, a low-maintenance front yard with extra space, and a single garage for secure storage. Perfectly located in Meir Heath, you're within walking distance of Meir Heath Academy, local shops, Poplars Farm Riding School, and Grindley Park. With Stone and Meir nearby offering top-rated schools, eateries, and shops – plus excellent commuter links via the A50 and Stone train station – this one's got all the ingredients for a happily ever after in the Hundred Acre Wood (or close enough)!



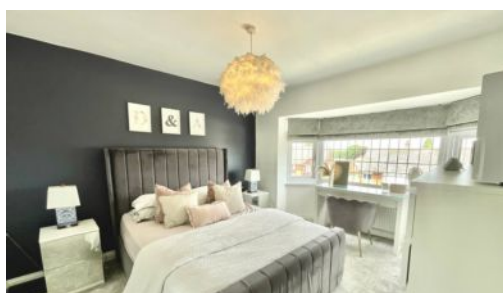
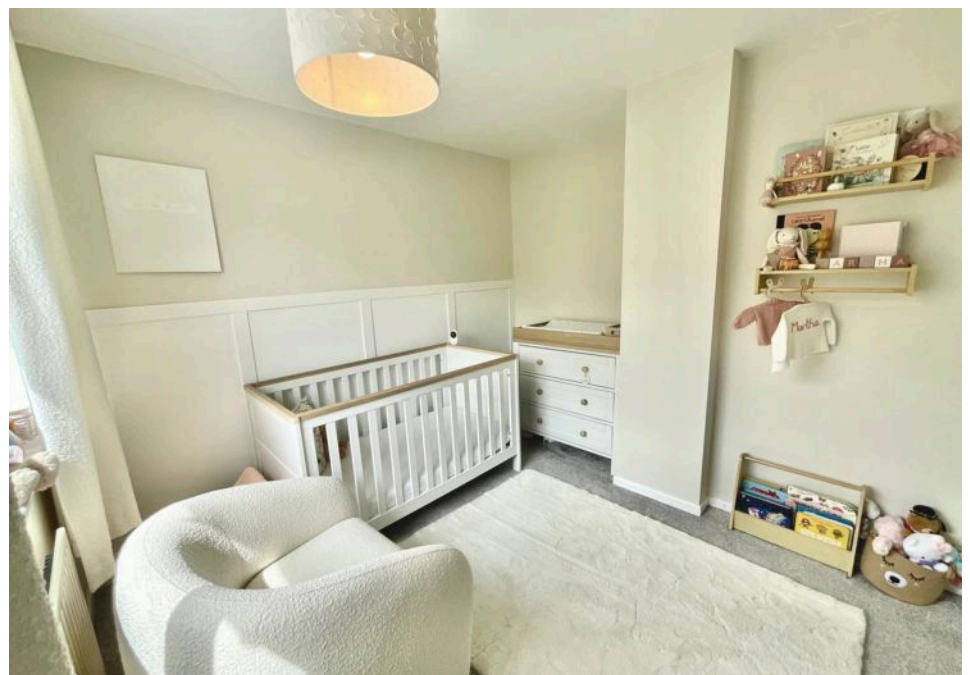
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Council Tax band: C

Tenure: Freehold

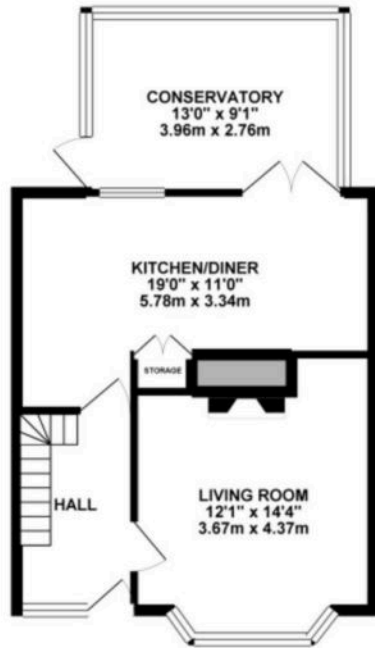
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

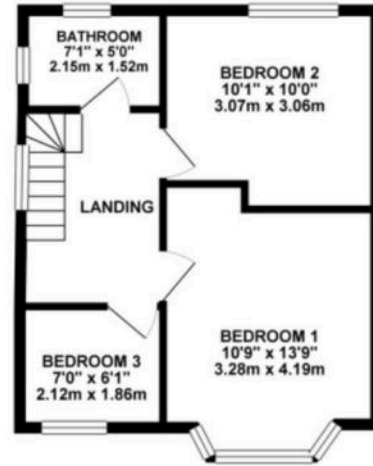




GROUND FLOOR 496.94 sq. ft.  
( 46.17 sq. m. )

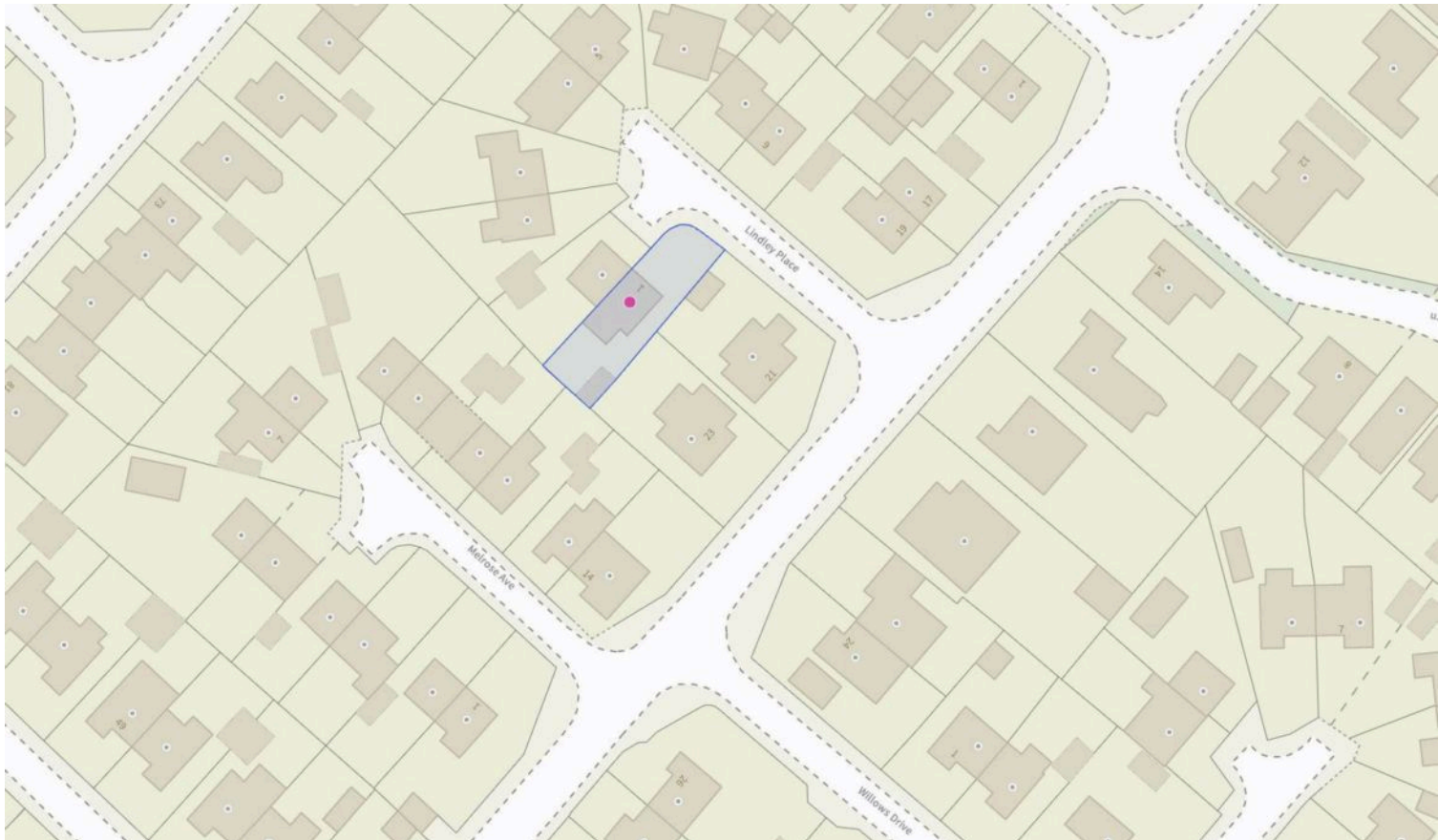


1ST FLOOR 385.19 sq. ft.  
( 35.79 sq. m. )



TOTAL FLOOR AREA : 882.13 sq. ft. ( 81.96 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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