



'Eden House' 212 Princes Road
Hartshill, Stoke-on-Trent, ST4 7JW

Offers In Excess Of £395,000

Property Features

- Stunning Period Property with Original Features
- Extended to the Rear
- Two Main Reception Rooms
- Breakfast & Garden Rooms
- Downstairs Wet Room
- Three Bedrooms
- Useable Loft Space
- Self-Contained Brick Built Annexe
- Gardens to Front, Side & Rear
- Plentiful Parking with Two Driveways



Full Description

****STUNNING PERIOD PROPERTY WITH SEPERATE ANNEXE**** Occupying a generous plot with gardens to front, side and rear and ample parking, this magnificent family home dating back to the early 1900's is conveniently located within close proximity of Royal Stoke Hospital, local amenities, schools and nearby villages of Hartshill and Penkhull. 'Eden House' boasts high ceilings and original features throughout with spacious, versatile accommodation comprising; three reception rooms, fitted kitchen, garden room, downstairs wet room, to the first floor there is a family bathroom and three bedrooms the master of which has an en-suite, further stairs lead to a useable loft space. With the addition of a two bedroom self contained brick built annexe with lounge/kitchenette and bathroom, plus a double garage, this substantial property has everything to offer for a growing family. Viewing is essential!

PORCH

With original Minton floor tiles

ENTRANCE HALL

With laminate flooring (Minton floor tiles under), smoke alarm, under stairs storage cupboard, stairs leading to first floor

LIVING ROOM

15' 1" x 11' 9" (4.6m x 3.6m)
(measurement into bay)

With bay window to front, picture rail, feature coal effect electric fire with wooden surround, TV aerial point, coving, additional window to side, bi-folding doors lead to;

DINING ROOM

15' 1" x 11' 1" (4.6m x 3.4m)

With window to side, feature decorative fire place surround, picture rail, coving

BREAKFAST ROOM

15' 1" x 10' 9" (4.6m x 3.3m)

With window to side, coving, picture rail, door leads to;

FITTED KITCHEN

11' 9" x 10' 9" (3.6m x 3.3m)

With a range of base and wall units, space for Rangemaster cooker, one and half sink with mixer tap, splashbacks, integrated fridge/freezer, window to side and door providing access to the garden, door leads to;



GARDEN ROOM

14' 5" x 9' 2" (4.4m x 2.8m)

With uPVC double glazed windows, fitted remote control electric blackout blinds, door providing access to the garden

UTILITY AREA

Double doors open to; with Worcester combi-boiler, space and plumbing for washing machine and drier, smoke alarm

DOWNSTAIRS WETROOM

9' 2" x 5' 10" (2.8m x 1.8m)

Fully tiled with Triton electric shower, WC, wash hand basin, towel radiator, mirrored cabinet with lights, smoke alarm, loft access, frosted uPVC double glazed window

LANDING

With coving, ceiling rose, doors to first floor rooms and additional stairs leading to useable loft space

FAMILY BATHROOM

7' 6" x 10' 9" (2.3m x 3.3m)

(measurement reduces to 1.5 in recess)

With three piece suite, wood panelling, wash hand basin with vanity unit, WC, frosted window



MASTER BEDROOM

11' 9" x 11' 9" (3.6m x 3.6m)

With a built in range of bedroom furniture including dressing table area, coving, window to the side, door leads to;

EN-SUITE

5' 10" x 3' 11" (1.8m x 1.2m)

With shower cubicle, wash hand basin with vanity unit under, WC, towel radiator, extractor fan



BEDROOM TWO

11' 9" x 11' 9" (3.6m x 3.6m)

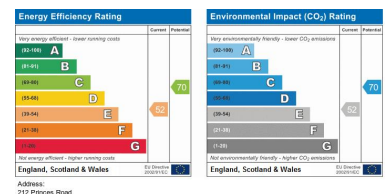
With window to front, coving, ceiling rose

BEDROOM THREE

7' 10" x 5' 10" (2.4m x 1.8m)

With window to front, built in wardrobe with mirrored sliding doors, TV aerial point, coving

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



LOFT SPACE

12' 5" x 12' 1" (3.8m x 3.7m)

(measurement not including under eaves storage)

With skylight window

ANNEXE

HALLWAY

uPVC entrance door, intruder alarm panel, stairs lead to;

BEDROOM

9' 6" x 9' 6" (2.9m x 2.9m)

With uPVC double glazed window to the front

LOUNGE/KITCHENETTE

19' 8" x 10' 9" (6.0m x 3.3m)

(measurement reduces to 1.8)

With uPVC double glazed windows to both elevations, skylight window, feature electric fire with surround in lounge area, base units with worktop, sink and drainer, space for fridge

BEDROOM

7' 2" x 5' 10" (2.2m x 1.8m)

With skylight window

BATHROOM

8' 2" x 5' 10" (2.5m x 1.8m)

With bath and hand held chrome shower attachment, pedestal sink, WC, extractor fan, shaving point, uPVC double glazed window

DOUBLE GARAGE

20' 8" x 19' 8" (6.3m x 6.0m)

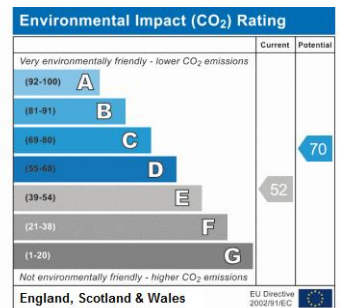
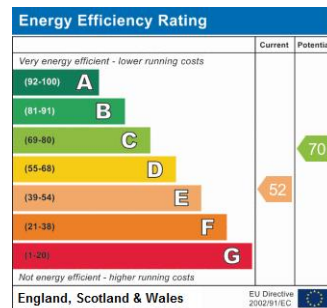
With up and over door to the front, windows to rear, door provides access to the hallway, outside security light

EXTERIOR

Please note the property has a rear gated driveway accessed via West Street in addition to the main entrance Well Established and fully stocked gardens to front, side and rear with gated driveways providing ample off road parking, patio area, car port, lawns, pathways, feature original BT phone box, useful wooden storage/play shed



TOTAL AREA: APPROX. 1761.7 SQ. FEET
Not responsible for any errors or omissions contained herein. The figures in parentheses are for information only. The measurements, contents and planning are approximate and are provided as a guide only and do not constitute a contract for the property.



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The Home  Makers