

Portland Place, Waterhouses, Stoke-On-Trent, ST10 3HU  
**£245,000**



\*\*\* Sought after village location \*\*\* Beautifully presented throughout \*\*\*



Abode are delighted to present this beautifully presented and thoughtfully improved three bedroom family home, offering spacious and versatile accommodation arranged over three storeys.

The property benefits from a driveway and an enclosed, low-maintenance rear garden, and is superbly positioned within the highly sought-after village of Waterhouses, with direct access onto the village sports pavilion.

Waterhouses is a charming village located on the outskirts of the Peak District, renowned for its stunning countryside, scenic walks, and strong sense of community. The village offers a range of local amenities including a well-regarded primary school, doctor's surgery and village shop to name a few, making it an ideal location for families and those seeking a semi-rural lifestyle with convenience.

In brief, the accommodation comprises: entrance hallway, ground floor WC, kitchen, and a spacious lounge diner to the ground floor. To the first floor are two well-proportioned bedrooms, a modern family bathroom, and a useful storage room. The second floor hosts the third bedroom, providing a flexible space ideal as a principal bedroom, guest room, or home office.

An early viewing is highly recommended to fully appreciate the space, setting, and lifestyle this lovely home has to offer.



## Entrance Hallway

Door leading in from the front, electric radiator, tiled flooring, stairs leading to the first floor.

## WC

WC and wash hand basin with storage cupboards below, tiled flooring and electric radiator.

## Kitchen

Modern base and eye elevation units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated fridge, freezer, washing machine, cooker, microwave and hob with extractor hood above. UPVC double glazed window to the front elevation, space for a dining table and chairs.

## Lounge Diner

Feature log burner with granite hearth, electric radiator, panelling, double glazed window to the rear elevation and patio doors leading out, both with fitted shutters.

## First Floor Landing

Storage cupboard leading to eaves storage and stairs to the second floor.

## Bedroom

UPVC double glazed window to the front elevation, electric radiator.

## Bedroom

Velux window to the rear elevation, electric radiator.



## Bathroom

WC, wash hand basin and bath with shower over and foldable shower screen. Partially tiled walls, towel radiator and UPVC double glazed window to the front elevation.

## Second Floor Landing

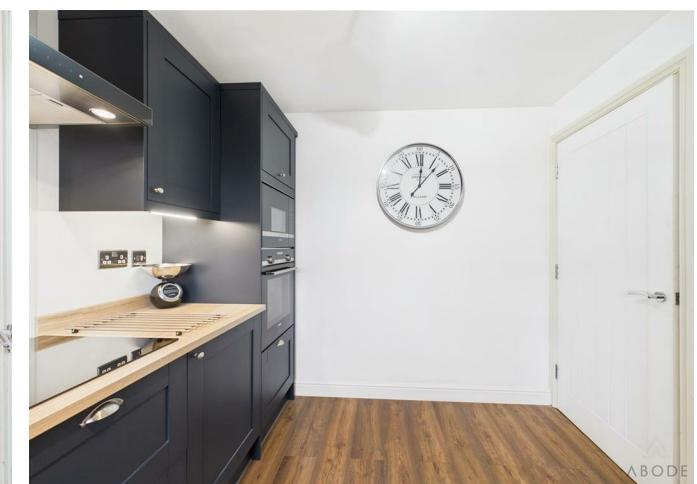
Eaves storage.

## Bedroom

Velux window to the rear elevation, eaves storage.

## Outside



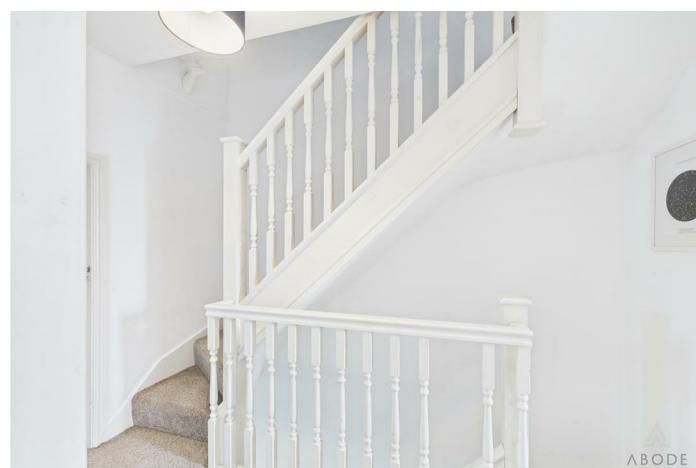
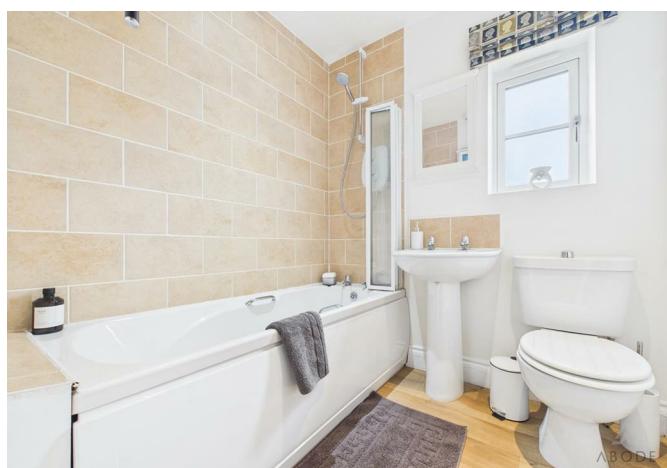




To the front the tarmacadam driveway provides off road parking for two vehicles, with cottage style garden area and path leading to the front door. The front enjoys an open outlook over the sports pavilion.

To the rear the garden is low maintenance and enclosed, providing an ideal entertaining space with pergola. Gated access leading out, outside water tap.



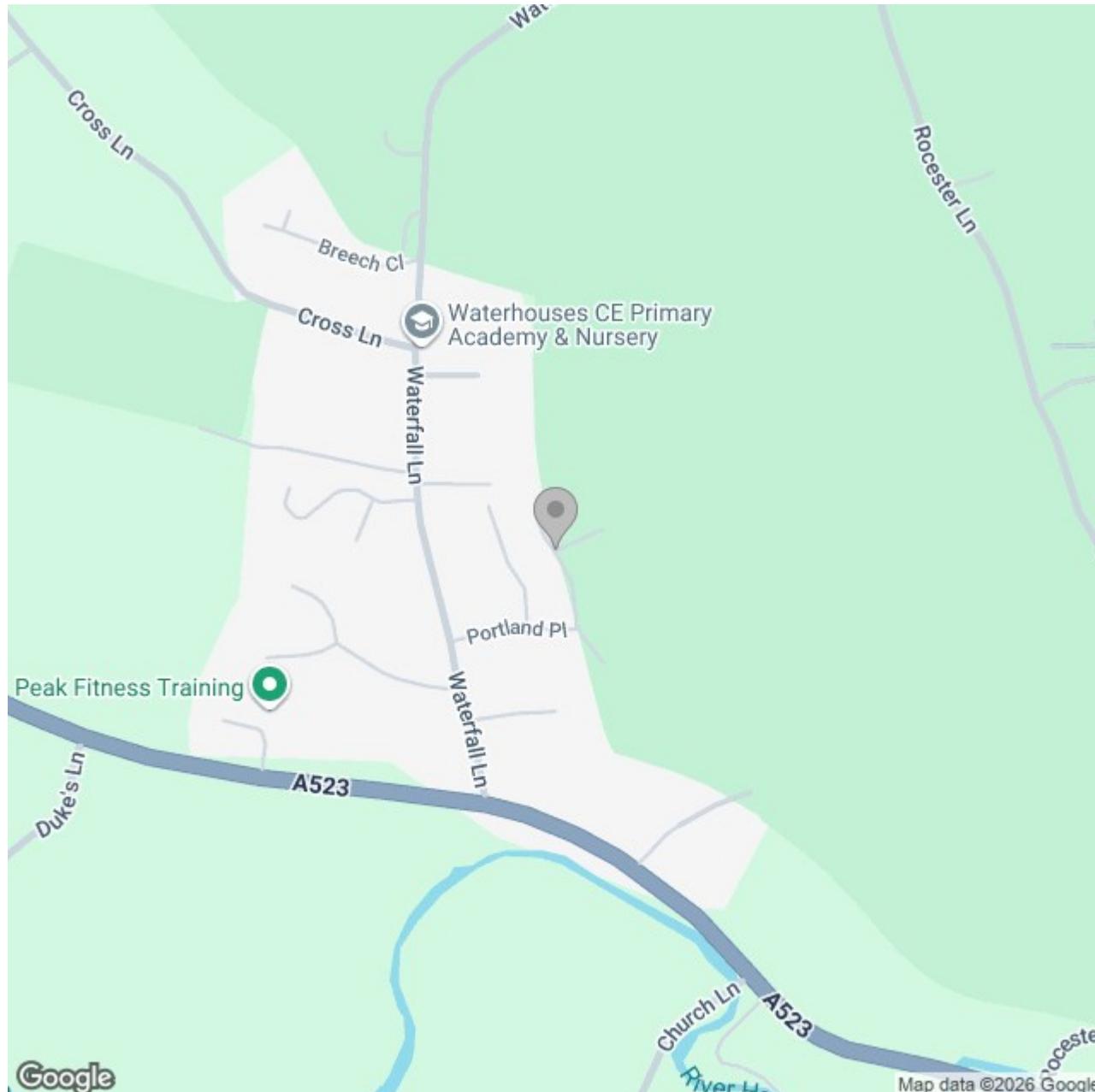












## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |