

VICTORIA PARK
STOKE-ON-TRENT





STOKE-ON-TRENT

Located off Boothen Old Road on the site of Stoke City's historic football ground, Victoria Park is just a short 10-minute walk from Stoke town centre.

THE HIERO PLOT 26



3 BED SEMI-DETACHED HOME



1 PARKING SPACES

VICTORIA PARK

Gable Street, Stoke-on-Trent, ST4 4ED



The Hiero offers an open and expansive living space, spread across three floors. This home is wonderfully bright and light, and has been thoughtfully designed with floor-to-ceiling windows.

WITH FEATURES WE LOVE

- Walk-in wardrobe and en-suite in the master bedroom
- Juliet balcony in master bedroom
- Dedicated laundry room
- French doors in the kitchen-dining room leading to the rear garden
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

VICTORIA PARK **STOKE-ON-TRENT**

Perfectly positioned for new homeowners to make the most of everything Stoke-on-Trent's town centre has to offer, there's a choice of shopping outlets and well-known eateries to enjoy.



FLOORPLANS



GROUND FLOOR

Kitchen

15'7" x 10'7"

4.76m x 3.22m

Living Room

16'8" x 12'6"

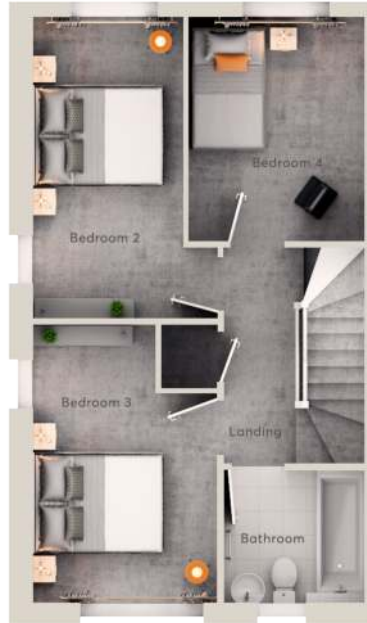
5.09m x 3.82m

Laundry

6'0" x 5'11"

1.83m x 1.81m

FLOORPLANS



FIRST FLOOR

Bedroom 2	14'2" x 7'1"	4.31m x 2.15m
Bedroom 3	13'0" x 8'8"	3.97m x 2.15m
Bedroom 4	10'7" x 8'3"	3.22m x 2.52m
Bathroom	6'8" x 6'3"	2.02m x 1.91m

FLOORPLANS



SECOND FLOOR

Bedroom 1

16'4" x 13'4"

4.97m x 4.07m

En-suite

8'3" x 5'7"

2.50m x 1.69m

Important Notice

3D interactive site plan, 3D floorplans, CGI images and development layout is indicative only and subject to change. External finishes, materials, layouts, window positions and internal features may vary and 'upgrades and extras' may be shown. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.