



62 Parton Grove, Stoke-on-Trent, ST3 6EJ
Asking Price Of £99,950 Freehold


MARTIN & CO

Parton Grove, Weston Coyney, Stoke-on-Trent

3 Bedrooms, 1 Bathroom
Asking Price Of £99,950

- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Gardens To Front And Rear
- Investment Opportunity
- Chain Free

As Sherlock once said "It's elementary my dear Watson."... so if you are a property sleuth, search no more and call to view this chain free three bedroom semi-detached family home which could be yours for under £100,000. The property comprises lounge, dining room, kitchen on the ground floor and has three bedrooms and family bathroom on the first floor. There are gardens to the front and rear and the property is double glazed with gas central heating.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL 12' 11" x 2' 10" (3.94m x .88m)
Entered via UPVC door, tiled flooring, UPVC window to side elevation, wall mounted central heating radiator, exterior UPVC door providing access to side and with stairs leading off.

LOUNGE 12' 11" x 11' 7" (3.94m x 3.55m) Carpeted flooring, wall mounted central heating radiator, UPVC double glazed window to front elevation and Adam style feature fireplace.

DINING ROOM 8' 11" x 8' 7" (2.73m x 2.64m)
Laminate flooring, wall mounted central heating radiator, UPVC double glazed French doors providing access to rear garden and archway into:-

KITCHEN 8' 11" x 8' 7" (2.73m x 2.64m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Stainless steel sink and drainer with mixer tap over, gas hob with oven below. Laminate flooring, wall mounted central heating boiler and UPVC double glazed window to rear elevation.

STAIRS AND LANDING Carpeted flooring and UPVC double glazed window to side elevation.

BEDROOM 9' 8" x 9' 6" (2.96m x 2.9m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

BEDROOM 9' 8" x 8' 5" (2.96m x 2.58m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

BEDROOM 11' 10" x 9' 10" (3.63m x 3.02m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

BATHROOM 7' 11" x 5' 6" (2.42m x 1.69m) White pedestal wash hand basin and bath with shower head off taps, part tiled walls, carpeted flooring, wall mounted central heating radiator and UPVC double glazed frosted window to rear elevation.

WC 5' 1" x 2' 5" (1.57m x .76m) White WC, carpeted flooring and UPVC double glazed window to side elevation.

OUTSIDE To the front of the property there is a garden laid to lawn with hedge borders and paved walkway. To the rear of the property there is an enclosed garden predominantly laid to lawn with paved patio area and with post and fence borders.

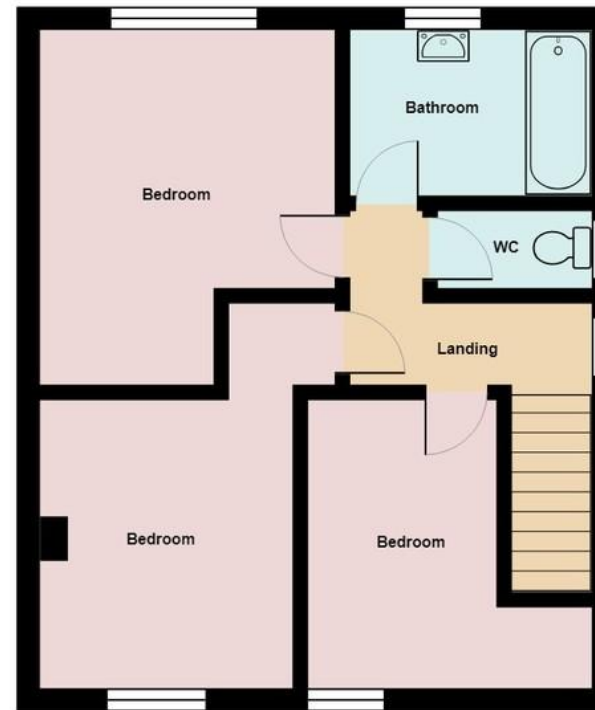








Ground Floor



First Floor

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

