



**Penda Way, Hanley, ST1 3EJ**  
Asking Price Of £147,500 Freehold



## Saxon Place, Lichfield Street

2 Bedrooms, 1 Bathroom

Asking Price Of £147,500

- Semi Detached House
- New Build
- Help To Buy Available
- Downstairs WC
- Two Bedrooms
- First Floor Bathroom
- Allocated Parking

A new home in which to write your first chapter in the story of your life. Martin and co are delighted to offer for sale this two bedroom semi detached house being built to an exceptionally high standard. Saxon Place is located conveniently for Hanley town centre with its popular indoor shopping centre, having over 90 stores, multi screen cinema, theatre and numerous restaurants and bars. Also close to the site are the towns main bus and railway stations providing a comprehensive and fast network for the commuter. The area has an excellent choice of schools for all ages as well as the Staffordshire University. Please contact the office for further information and details of how to reserve one of the limited number of properties.



LOUNGE 15' 6" x 12' 3" (4.73m x 3.74m) Windows to front, rear and side

KITCHEN/DINER 15' 6" x 9' 3" (4.73m x 2.82m) A range of wall and base units with sink unit and integrated oven and hob. window to front and patio door to rear.

CLOAKROOM low level WC and wash hand basin

BEDROOM 1 15' 6" x 9' 3" (4.73m x 2.82m) Windows to front and rear

BEDROOM 2 15' 6" x 9' 3" (4.73m x 2.82m) Windows to front and rear

BATHROOM Panelled bath, low level WC and wash hand basin. Window to front

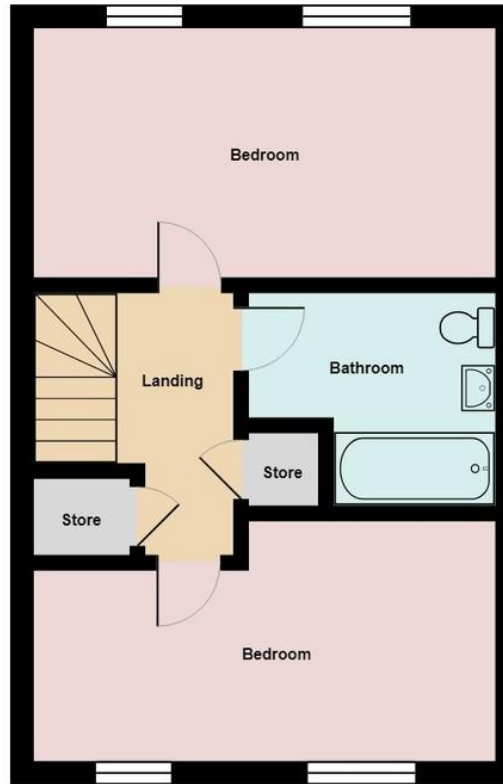








Ground Floor



First Floor

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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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.

