



George Treglown Grove, Stoke-on-Trent, ST2 8NT
Asking Price Of £185,995 Freehold


MARTIN&CO

George Treglown Grove, Bucknall, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Asking Price Of £187,995

- Modern Detached Home
- En Suite To Master Bedroom
- Down Stairs Cloakroom
- Double Glazing
- Gardens To Front And Rear
- Off Road
- Virtual Tour Available



Step into the modern era with this delightful family home. Martin & Co welcome to market this detached house. The property comprises, entrance hall, lounge, cloakroom, kitchen diner on the ground floor and has three bedrooms one with ensuite and a family bathroom on the first floor. There are gardens to three sides of the property which is located on a corner plot and has allocated parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	84	
(69-80)	C		
(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 7' 5" x 5' 0" (2.27m x 1.53m) Laminate flooring, wall mounted central heating radiator. Doors to all rooms and stairs leading off.

CLOAKROOM 4' 9" x 3' 6" (1.45m x 1.09m) White suite comprising low level WC and wash hand basin, laminate flooring, wall mounted central heating radiator and UPVC double glazed window.

LOUNGE 14' 9" x 11' 6" (4.51m x 3.53m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed bay window.

KITCHEN/DINER 14' 9" x 10' 6" (4.51m x 3.22m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Gas hob with extractor over and oven below. Stainless steel sink and drainer with mixer tap over. Integrated dishwasher, space for fridge freezer and space and plumbing for washing machine. Wall mounted central heating radiator. UPVC double glazed window and UPVC double glazed French doors providing access to rear garden.

STAIRS AND LANDING Carpeted flooring

MASTER BEDROOM 10' 5" x 9' 3" (3.19m x 2.83m) Double bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window. Door leading to:-

ENSUITE 8' 7" x 4' 10" (2.63m x 1.48m) White suite comprising low level WC, wash hand basin and double shower. Vinyl flooring, UPVC double glazed window and part tiled walls.

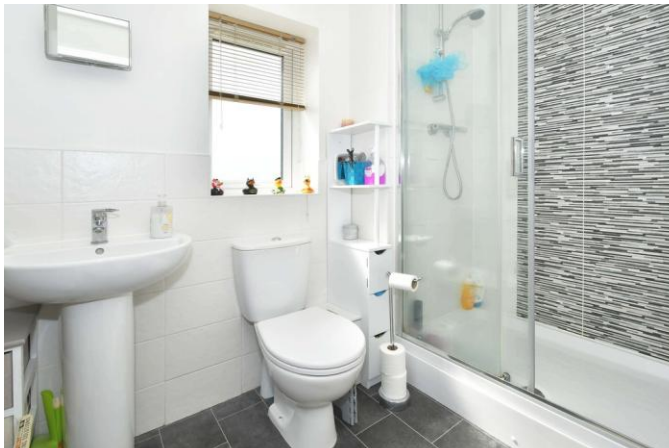
BEDROOM 11' 6" x 8' 3" (3.53m x 2.54m) Carpeted flooring, wall mounted central heating radiator and two UPVC double glazed window

BEDROOM 8' 5" x 6' 3" (2.57m x 1.91m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window

BATHROOM 7' 5" x 5' 1" (2.28m x 1.57m) White suite comprising low level WC, pedestal wash hand basin and bath with shower over. UPVC frosted double glazed window. Part tiled walls, vinyl flooring and heated towel rail.

OUTSIDE To the front of the property lies a lawned garden with planted border and off road parking to the side. To the rear of the property there lies an enclosed low maintenance garden with post and fence borders, patio area and artificial lawn.









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.