

FOR SALE



Brundall Oval, Bentilee, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £130,000



Brundall Oval, Bentilee, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Asking Price Of £130,000

- Semi Detached
- Three Bedrooms
- Large Lounge
- Kitchen/Diner
- Downstairs cloakroom



HALL 5' 11" x 3' 0" (1.8m x 0.91m) Upvc double glazed frosted glass panelled door to the front elevation, smoke alarm, central heating radiator

LOUNGE/DINER 19' 8" x 10' 5" (5.99m x 3.18m) Upvc double glazed windows x 2 to the front and rear elevations, 2 central heating radiators, TV aerial point, chimney breast, Adam style wood surround, marble back and hearth, living flame gas fire, wood laminate flooring

KITCHEN/DINER 11' 7" x 11' 4" (3.53m x 3.45m) Upvc double glazed windows to the front and rear elevations, range of wall and base units with worktops over, stainless steel 1 and 1/2 bowl sink, built in oven and hob, stainless steel extractor fan, central heating radiator, under stairs storage cupboard, laminate flooring

UTILITY AREA Upvc double glazed frosted glass panelled door to the side for access to the rear, Upvc double glazed window to the front elevation, space for fridge freezer, space and plumbing for washing machine, central heating radiator, wood laminate flooring

DOWNSTAIRS CLOAKROOM Upvc double glazed frosted window to the side elevation, LLWC, hand wash basin, part tiled walls, tiled floor

STAIRS AND LANDING Smoke alarm, built in cupboard housing the central heating boiler



BEDROOM 10' 6" x 8' 6" (3.2m x 2.59m) Upvc double glazed window to the rear elevation, central heating radiator, wood laminate flooring

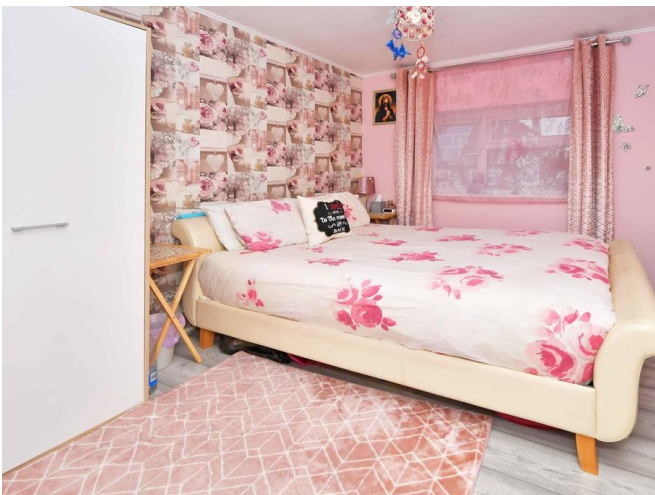
BEDROOM 13' 10" x 8' 5" (4.22m x 2.57m) Upvc double glazed window to the front elevation, central heating radiator, wood laminate flooring

BEDROOM 10' 10" x 0' 0" (3.3m x 0m) Upvc double glazed window to the front elevation, central heating radiator, wood laminate flooring

SHOWER ROOM Upvc frosted double glazed window to the side elevation, 3 piece suite in white including shower, loft access, central heating radiator, full tiled walls, wood laminate flooring


FRONT GARDEN Laid mainly to lawn, paved walkway, enclosed by fencing, wooden gate for access

REAR GARDEN Laid mainly to lawn, paved walkway, garden shed, enclosed by fencing, decked patio area





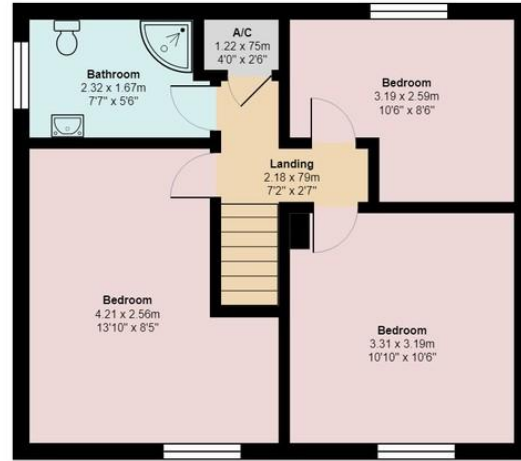
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor



First Floor

All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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 for 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.