

FOR SALE



The Parkway, Hanley, Stoke On Trent

6 Bedrooms, 4 Bathroom, Detached House

Asking Price Of £400,000





FORE COURT Forecourt to front of property

The Parkway, Hanley, Stoke On Trent

6 Bedrooms, 4 Bathroom

Asking Price Of £400,000

- Licensed HMO
- Excellent Investment Opportunity
- 6 Bedrooms, 2 en-suite
- Lounge
- Kitchen / Diner

HALL 13' 2" x 7' 3" (4.01m x 2.21m) Double glazed UPVC front door, central heating radiator, under stairs storage, picture rail

LOUNGE/DINER 12' 11" x 11' 11" (3.94m x 3.63m) Double glazed UPVC window to front, central heating radiator, carpet, chimney breast with brick fireplace, T.V. access point, corning, smoke alarm

KITCHEN 13' 1" x 11' 6" (3.99m x 3.51m) Double glazed UPVC window to rear, range of wall & base units with worktops over, single brown sink, space for a cooker, breakfast bar, tiled floor, tiled wall, space for fridge freezer.

INNER HALL 5' 0" x 4' 3" (1.52m x 1.3m) Leading from kitchen to separate W.C., utility room and shower room and out to rear garden



SEPARATE WC 4' 11" x 2' 11" (1.5m x 0.89m) Double glazed UPVC frosted glass window to side, low level W.C. with hand wash basin, central heating radiator, vinyl flooring, fully tiled walls

UTILITY ROOM 7' 9" x 3' 10" (2.36m x 1.17m) Space & plumbing for washing machine & tumble dryer, space for a fridge, tiled floor, back door leading to garden.

SHOWER ROOM 7' 8" x 3' 5" (2.34m x 1.04m) Double glazed UPVC frosted glass window to side, shower room with sink and curved heated towel rail, tiled floor, low level WC & wash basin



BEDROOM ONE 11' 11" x 9' 7" (3.63m x 2.92m)
Ground floor bedroom, double glazed UPVC window to rear, central heating radiator, carpet, built-in wardrobe unit

BEDROOM TWO 14' 11" x 13' 0" (4.55m x 3.96m)
Ground floor bedroom with en-suite (7'9"x3'5"), double glazed UPVC window to front, central heating radiator, carpet, coving

STAIRS & LANDING Double glazed UPVC window to front elevation, central heating radiator, carpet, access to loft

BEDROOM THREE 12' 11" x 11' 11" (3.94m x 3.63m)
First floor bedroom, double glazed UPVC window to rear elevation central heating radiator, carpet, built-in wardrobe unit.

BEDROOM FOUR 11' 11" x 9' 7" (3.63m x 2.92m) First floor bedroom with double glazed UPVC window to rear

elevation, central heating radiator, carpet, built-in wardrobe unit

BEDROOM FIVE 11' 1" x 9' 7" (3.38m x 2.92m) First floor bedroom with double glazed UPVC window to rear elevation, central heating radiator, carpet, built-in wardrobes

BEDROOM SIX 14' 11" x 13' 0" (4.55m x 3.96m) First floor bedroom with en-suite (8'1"x3'2"), double glazed UPVC window to the front elevation, central heating radiator, carpet, built-in wardroom units


BATHROOM 9' 7" x 7' 8" (2.92m x 2.34m) Double glazed UPVC frosted glass windows to front & side elevations, heated towel rail, vinyl flooring, 3-piece suite in white with shower over and screen, fully tiled walls, beautifully presented

WC 4' 11" x 2' 11" (1.5m x 0.89m) Separate W.C. with wash hand basin.



REAR GARDEN Double wooden gates for access, lawn area and outbuildings for storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





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.