

**FOR SALE**



**Redwing Drive, Biddulph, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**Asking Price Of £189,950**



## Redwing Drive, Biddulph, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £189,950

- Semi Detached Family Home
- Off Road Parking
- One Reception Room
- Rear Garden
- Two Bedroom



HALL Upvc double glazed glass panelled door, central heating radiator, laminate flooring

KITCHEN/DINER 10' 1" x 9' 11" (3.07m x 3.02m) Upvc double glazed window to the front elevation, range of wall and base units with worktops over, stainless steel single sink, separate drainer, built in oven and hob, extractor hood, space for fridge freezer, space and plumbing for washing machine, central heating radiator, built in larder cupboard, vinyl flooring

LOUNGE 13' 1" x 10' 10" (3.99m x 3.3m) Upvc double glazed French doors to the rear elevation, TV aerial point, fireplace with electric fire, coving, wood laminate flooring

STAIRS AND LANDING Built in cupboard, loft access, dado rail, smoke alarm,

BEDROOM 9' 11" x 6' 9" (3.02m x 2.06m) Upvc double glazed window to the front elevation, central heating radiator, vinyl flooring

BEDROOM 13' 1" x 10' 10" (3.99m x 3.3m) Upvc double glazed window to the rear elevation, central heating radiator, wood laminate flooring

BATHROOM Upvc double glazed window to the side elevation, 3 piece white suite including shower cubicle, part tiled walls, inset spots, heated towel rail, vinyl flooring



FRONT GARDEN Driveway providing parking

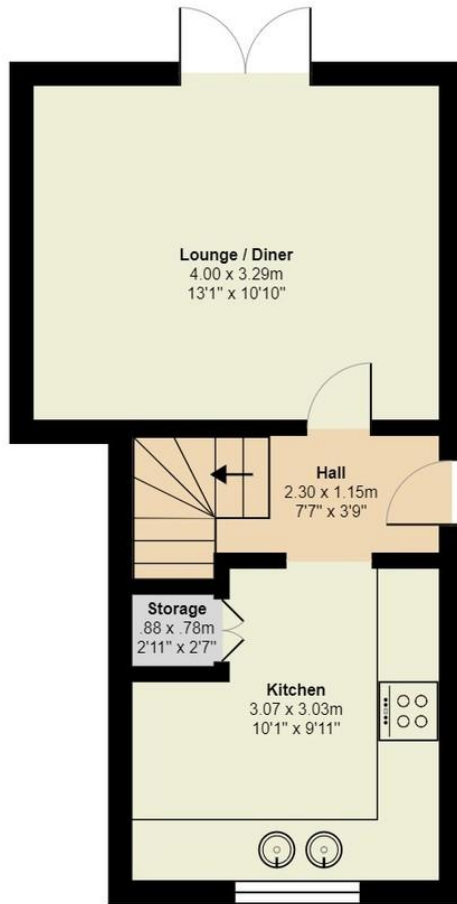
GARDEN Paved patio area, raised lawn area with raised beds, enclosed by fences and hedge



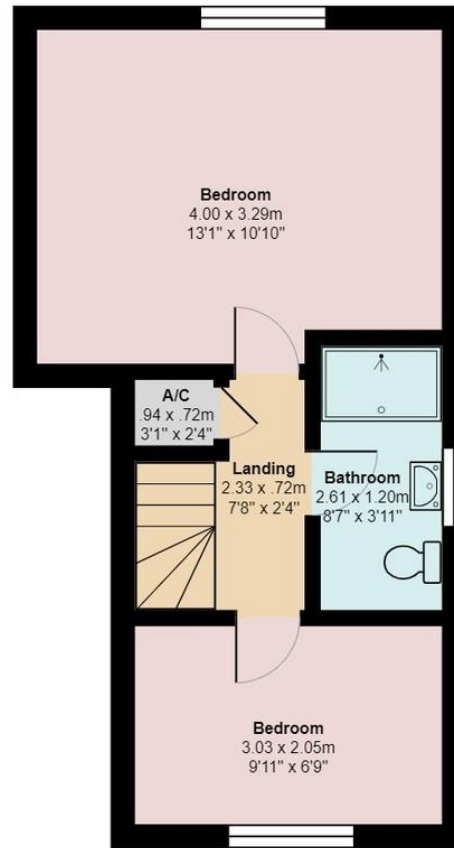


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





**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 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.

