

FOR SALE



Poundlock Avenue, Hanley, Stoke-on-Trent

4 Bedrooms, 2 Bathroom, Town House

Asking Price Of £235,000





**Poundlock Avenue, Hanley,
Stoke-on-Trent**
4 Bedrooms, 2 Bathroom
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- Town House
- Two Reception Rooms
- Family Bathroom
- Double Glazed
- Four Bedrooms

Martin & Co welcome to the market this modern Three Storey Fore Courted Four Bedroom Town House, close to Hanley Town Centre. The ground floor consists of lounge, kitchen/dining room, downstairs cloakroom, first floor benefits from a lounge and bedroom and the second floor having three bedrooms and family bathroom. This is a good size family home and also ideal for investors. Viewing Recommended

LOUNGE 14' 7" x 9' 11" (4.44m x 3.02m) Upvc double glazed window to the front elevation, Upvc double glazed glass panelled door, central heating radiator, wood laminate flooring

DOWNSTAIRS CLOAKROOM LLWC, wash hand basin, central heating radiator, extractor fan, wood laminate flooring



KITCHEN/DINER 14' 6" x 14' 2" (4.42m x 4.32m) Upvc double glazed French doors, range of wall and base units with worktops over, one and a half bowl sink in cream, built in oven and hob, breakfast bar area, built in fridge freezer and microwave, space and plumbing for washing machine, 2 x storage cupboards, under floor heating

STAIRS AND LANDING Built in airing cupboard, water tank, loft access, carpet to floor



LOUNGE 14' 7" x 9' 11" (4.44m x 3.02m) Upvc double glazed Juliet balcony French doors, Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 9' 11" x 7' 3" (3.02m x 2.21m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 9' 10" x 9' 0" (3m x 2.74m) Upvc double glazed window to the rear elevation, built in wardrobe units, carpet to floor

BEDROOM 9' 11" x 7' 3" (3.02m x 2.21m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

Upvc double glazed frosted window Ensuite shower room

BEDROOM 9' 10" x 8' 1" (3m x 2.46m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

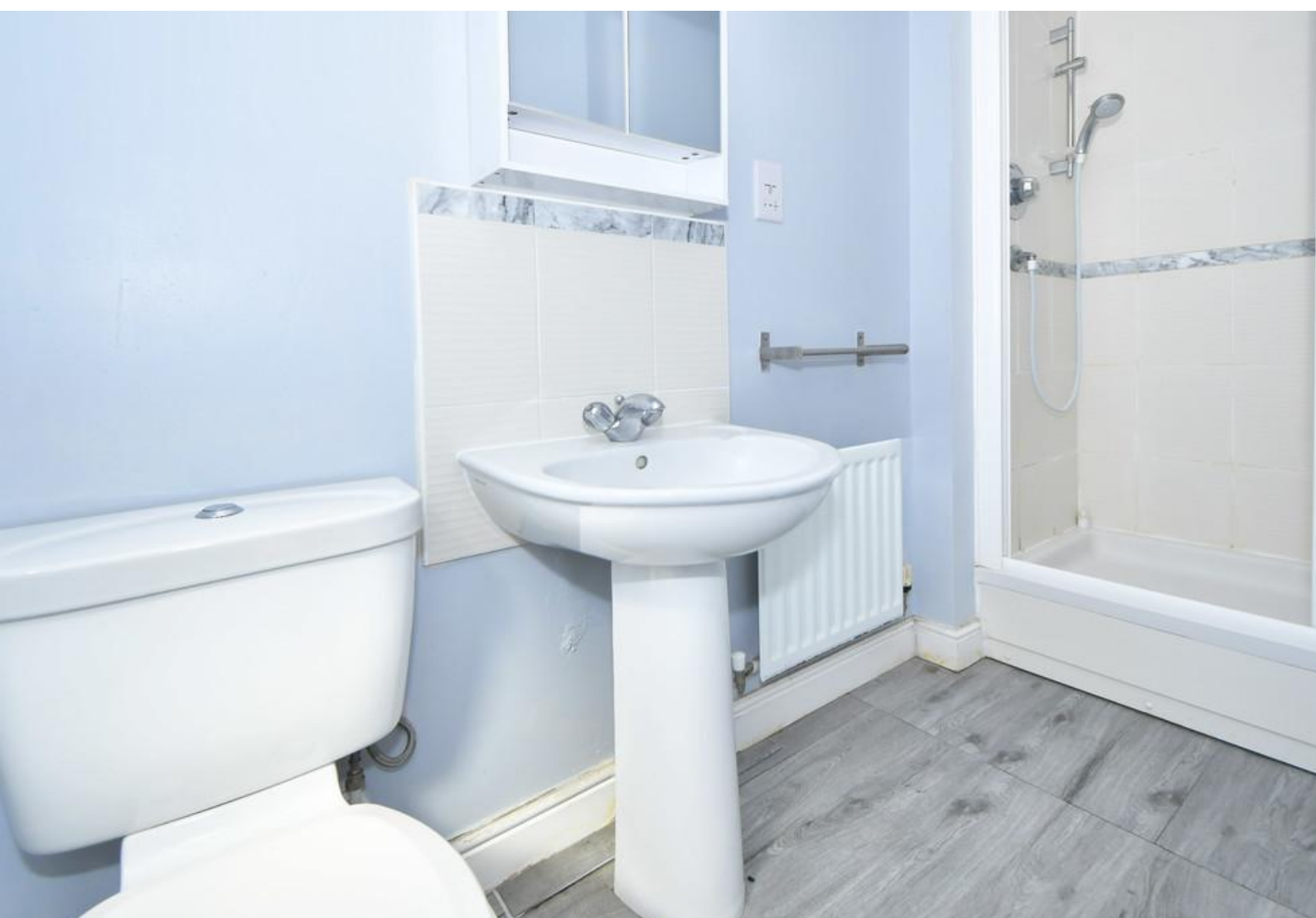
STAIRS AND LANDING Built in airing cupboard, lagged tank, loft access, carpet to floor

BATHROOM 6' 10" x 6' 4" (2.08m x 1.93m) Upvc double glazed window to the rear elevation, 3 piece suite in white





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C	79	
(55-68)	D		
(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	





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 mpart 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.