

FOR SALE



Vicarage Crescent, Caverswall, Stoke on Trent

3 Bedrooms, 1 Bathroom, Semi-Detached

Offers In Excess Of £230,000

MARTIN&CO



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3 Bedrooms, 1 Bathroom

Offers In Excess Of £230,000

- Village Location
- Semi-Detached Family Home
- Three Bedrooms
- Good Sized Plot
- Recently Modernised



ENTRANCE HALL Entered via a UPVC front door with glazed side panel. Stairs leading to first floor with storage cupboard under.

LOUNGE 14' 4" x 11' 9" (4.38m x 3.59m) A spacious and light reception room having double glazed window to the front elevation, feature fireplace, reception. Open plan with dining room.

DINING ROOM 9' 8" x 10' 3" (2.96m x 3.14m) UPVC French doors opening onto the rear garden, radiator.

KITCHEN 10' 3" x 8' 4" (3.14m x 2.56m) Modern kitchen fitted with stunning matt black wall and base units with contrasting granite worksurface over with inset sink unit, integrated electric oven and induction hob with extractor over, space for appliances, oil fired floor standing boiler, double glazed window to the rear elevation,

BEDROOM ONE Double glazed window to the front elevation, radiator.

BEDROOM TWO 11' 11" x 10' 11" (3.65m x 3.33m) Double glazed window to the rear elevation, radiator.

BEDROOM THREE 7' 3" x 8' 5" (2.22m x 2.57m) Double glazed window to the front elevation, radiator.



WC Comprising; low level WC. Double glazed window to the side elevation.

BATHROOM 7' 3" x 5' 10" (2.22m x 1.80m) Modern white suite comprising; pedestal hand was basin and bath with shower over, brick formation tiled splashback, double glazed window to the rear elevation, airing cupboard, chrome heated towel rail.

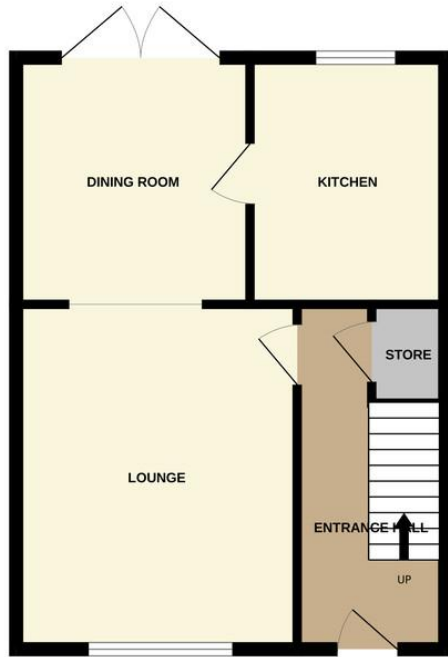
EXTERNAL The property is approached via a paved driveway which provides ample off road parking and which leads up to a garage with up and over door, there is also an adjacent front garden which is mainly laid to lawn. The rear garden is particularly impressive. Beautifully landscaped with Indian Stone patio area, established planting borders, shingle sun terrace and an additional area to the rear of the garage which would be ideal as a vegetable garden.



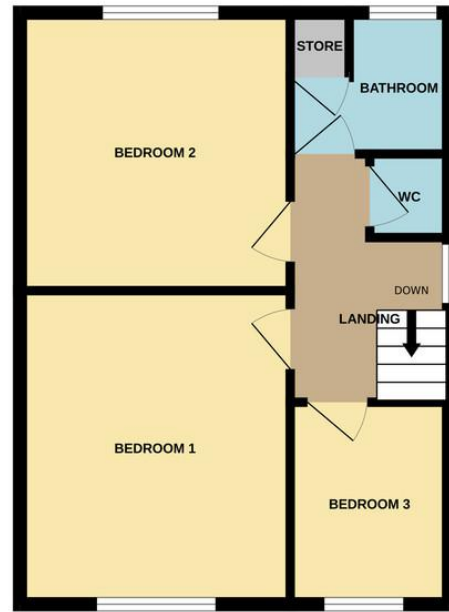


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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