

FOR SALE



Lower Hadderidge, Burslem, Stoke-on-Trent

4 Bedrooms, 2 Bathroom, Town House

Asking Price Of £165,000





Lower Hadderridge, Burslem, Stoke-on-Trent

4 Bedrooms, 2 Bathroom

Asking Price Of £165,000

- Mid Town House
- Three Storey Family Home
- Breakfast Kitchen Dining Room
- Ground Floor Cloakroom
- Upvc Double Glazing



Ideally located close to excellent local amenities, We are pleased to welcome to the sales market this three storey four bedroom family semi detached house, offering great dimensions throughout this super sized property. The property is presented over three floors and boasts flexible living throughout and should be of particular keen interest to the growing family. Benefiting double glazed windows and a gas central heating system the layout in brief comprises of:- Entrance Hall & Stairs off to First Floor * Ground Floor Cloaks/W.C. Lounge * Well Fitted Breakfast Kitchen/Dining Room * Stairs to First Floor * First Floor Landing * Three Bedrooms * Family Bathroom. * Stairs to Second Floor * Second Floor Landing * Master Bedroom En Suite Shower Room Externally Low Maintenance Lawned Rear Garden An early viewing is essential. Call Now 01782 453001.

HALL 9' 4" x 5' 5" (2.84m x 1.65m) Upvc double glazed door to the front elevation, central heating radiator, smoke alarm, carpet to floor

DOWNSTAIRS CLOAKROOM Upvc double glazed frosted glass window to the front elevation, LLWC, hand wash basin, fuse box, vinyl flooring

LOUNGE 14' 11" x 12' 8" (4.55m x 3.86m) Upvc double glazed window to the front elevation, central heating radiators x 2, TV aerial point, carpet to floor

Double glass panelled doors into;



KITCHEN/DINER 15' 11" x 10' 0" (4.85m x 3.05m)

Upvc double glazed window to the rear elevation, Upvc double glazed French doors, range of wall and base units with worktops over, built in oven and hob and fridge freezer, stainless steel extractor hood, space and plumbing for washing machine, stainless steel 1 and 1/2 bowl sink, central heating radiator, vinyl flooring

STAIRS AND LANDING First floor, smoke alarm, central heating radiator, built in cupboard, carpet to floor

BEDROOM 10' 0" x 6' 10" (3.05m x 2.08m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

BEDROOM 10' 0" x 8' 8" (3.05m x 2.64m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

BEDROOM Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BATHROOM 7' 3" x 6' 2" (2.21m x 1.88m) Glass block windows, 3 piece suite in white, central heating radiator, part tiled walls, vinyl flooring

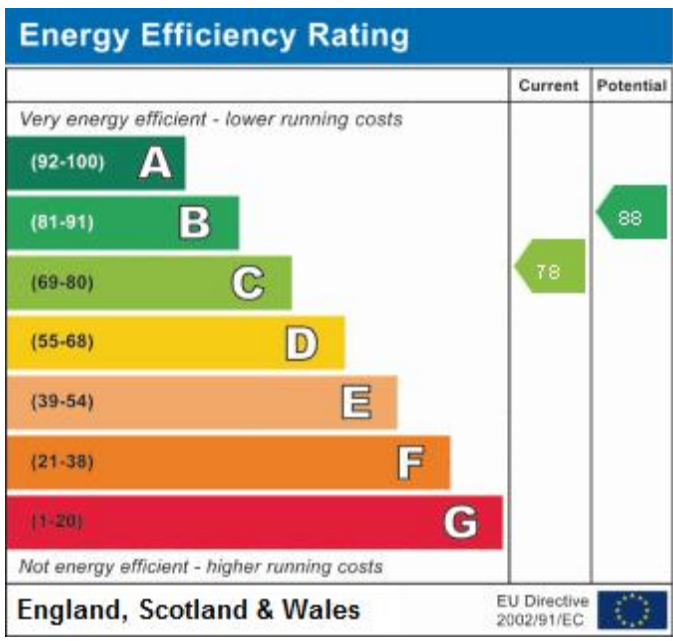
BEDROOM 15' 11" x 14' 2" (4.85m x 4.32m) Second floor, Upvc double glazed windows x 2 to the rear elevation, carpet to floor

Dressing room; built in cupboard, loft access, carpet to floor

ENSUITE 13' 9" x 4' 11" (4.19m x 1.5m) Upvc double glazed frosted window to the front elevation, 3 piece suite in white including shower cubicle, inset spot lights, extractor fan, part tiled walls, vinyl flooring

GARDEN TO REAR Lawn area, stepped patio, walk way, enclosed by fence, wood gate for rear access









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.