

**FOR SALE**



**Wellington Road, Hanley, Stoke On Trent**

**3 Bedrooms, 2 Bathroom, Detached House**

**Asking Price Of £209,950**





## Wellington Road, Hanley, Stoke On Trent

3 Bedrooms, 2 Bathroom

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- Detached Family Home
- Three Bedrooms
- Fitted Kitchen
- Ground Floor Cloakroom
- Upvc Double Glazing

We are pleased to bring to the sales market this modern Detached family house situated close to Hanley town centre. Conveniently located to provide access to the railway station, local schools, university and the local road networks of the A500 and M6. Ideal for a growing family. This is a definitely one not to be missed! The property has been well maintained by the current owners, viewing is highly recommended. To the ground floor is the modern kitchen, W/C and lounge whilst to the first floor there are two double bedrooms along with a further single bedroom and a family bathroom. Externally there is off road parking to the front and side with an enclosed garden to the rear.

HALL 6' 7" x 3' 7" (2.01m x 1.09m) Upvc double glazed door to the front elevation, wood laminate flooring

DOWNSTAIRS CLOAKROOM 4' 7" x 3' 2" (1.4m x 0.97m) Upvc double glazed window to the front elevation, LLWC, hand wash basin, central heating radiator, extractor fan, wood laminate flooring

KITCHEN/DINING ROOM 13' 4" x 11' 6" (4.06m x 3.51m) Upvc double glazed window to the front elevation, range of wall and base units with worktops over, built in oven and hob, fridge freezer and washing machine, stainless steel single sink, inset spot lights, central heating radiator, tiled flooring

LOUNGE 14' 2" x 11' 8" (4.32m x 3.56m) Upvc double glazed French glass panelled door to the rear elevation, under stairs storage, central heating radiator, TV aerial point, wood laminate flooring





**STAIRS AND LANDING** Loft access, central heating radiator, smoke alarm, carpet to floor

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

**BEDROOM 14' 7" x 9' 3"** (4.44m x 2.82m) Upvc double glazed windows x 2 to the front elevation, central heating radiator, built in storage cupboard, carpet to floor

**REAR GARDEN** Lawn area, paved patio area, enclosed by fence, wood gate for access, paved walk way


**BATHROOM 8' 5" x 5' 5"** (2.57m x 1.65m) Upvc double glazed window to the side elevation, 3 piece suite in white with shower over with screen, heated towel rail, inset spot lights, extractor fan, tiled flooring

Driveway to side providing parking for 2 cars

**BEDROOM 9' 10" x 8' 5"** (3m x 2.57m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			95
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(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

**Martin & Co Stoke on Trent**

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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.

