

FOR SALE



Henry Dunn Avenue, Cobridge, Stoke-on-trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £155,000



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2 Bedrooms, 1 Bathroom

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- Semi Detached Family Home
- Ideal for first time buyers
- Two Double Bedrooms
- Upvc Double Glazing
- Gas Central Heating

HALL 5' 4" x 3' 5" (1.63m x 1.04m) Upvc double glazed glass panelled door to the front elevation, central heating radiator, carpet to floor

DOWNSTAIRS CLOAKROOM 5' 4" x 2' 9" (1.63m x 0.84m) LLWC, wash hand basin, central heating radiator, wood laminate flooring

KITCHEN/LIVING/DINING AREA 16' 11" x 16' 7" (5.16m x 5.05m)

Kitchen/Dining area: Range of wall and base units with worktops over, stainless steel sink, built in oven and hob, central heating radiator, wood laminate flooring, Upvc double glazed glass panelled door to the rear elevation

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



STAIRS AND LANDING Carpet to floor

BEDROOM 12' 5" x 8' 6" (3.78m x 2.59m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 7' 9" x 6' 7" (2.36m x 2.01m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor




SHOWER ROOM 6' 10" x 4' 6" (2.08m x 1.37m) LLWC,
hand wash basin, shower cubicle

FRONT GARDEN Off Road parking for two cars

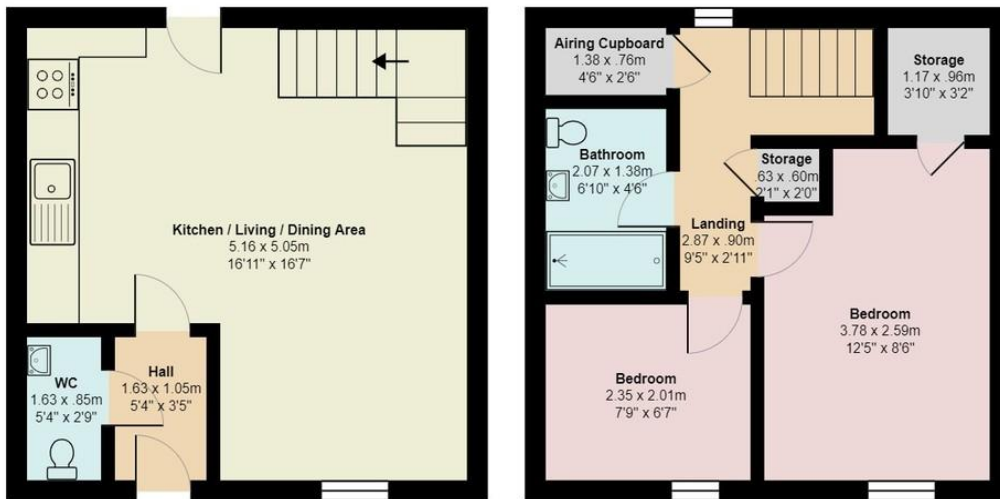
REAR GARDEN Laid to lawn, paved patio area,
enclosed by fencing, wooden gate for access





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			97
(81-91) B		82	
(69-80) C			
(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 	





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.

