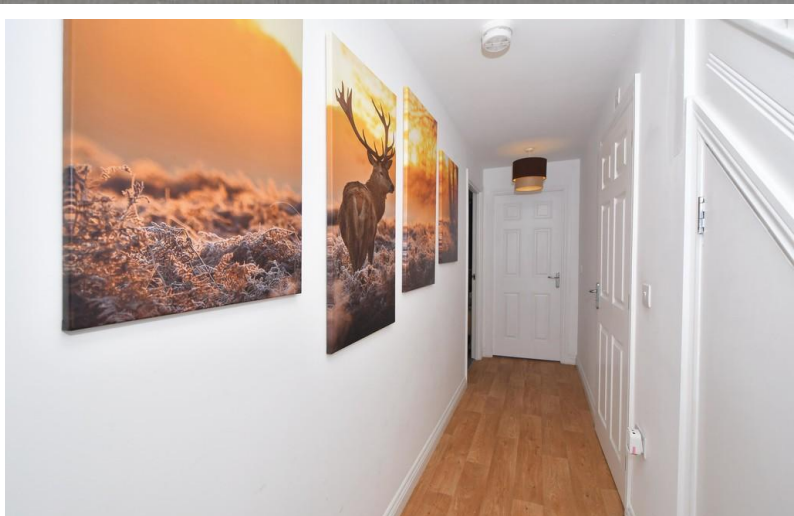
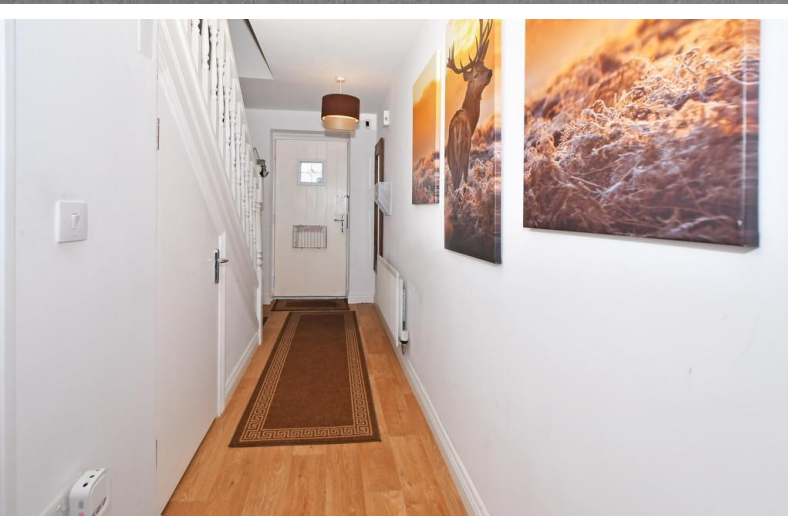


**FOR SALE**



**Darwin Drive, Burslem, Stoke-on-Trent**

**3 Bedrooms, 3 Bathroom, Town House**

**Offers in excess of £180,000**





## Darwin Drive, Burslem, Stoke-on-Trent

3 Bedrooms, 3 Bathroom

Offers in excess of £180,000

- Mid Town House
- Three Storey Family Home
- Fitted Kitchen
- Three Bedrooms
- Upvc Double Glazing

HALL 19' 11" x 6' 6" (6.07m x 1.98m) Upvc double glazed frosted glass panelled door to the front elevation, central heating radiator, under stairs storage, wood laminate flooring

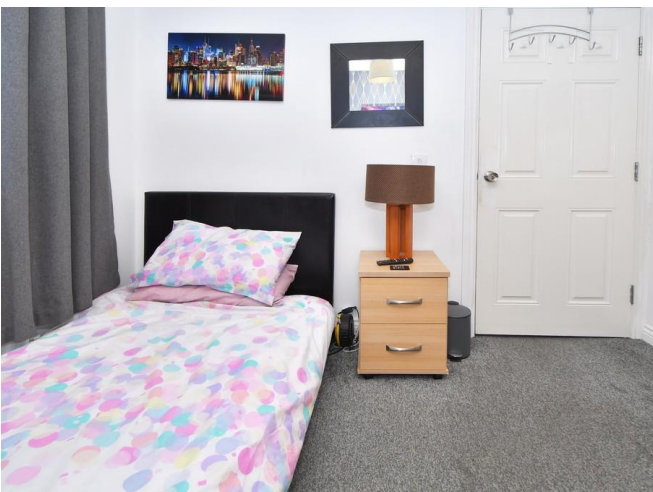
DOWNSTAIRS SHOWER ROOM 9' 7" x 2' 10" (2.92m x 0.86m) 3 piece in white, extractor fan, wood laminate flooring

UTILITY ROOM 6' 5" x 5' 6" (1.96m x 1.68m) Upvc double glazed glass panelled glass panelled door, central heating radiator, central heating boiler, space and plumbing for washing machine and tumble dryer, wood laminate flooring

BEDROOM 9' 3" x 7' 11" (2.82m x 2.41m) Upvc double glazed window to the rear, central heating radiator, carpet to floor

STAIRS AND LANDING TO THE FIRST FLOOR  
Central heating radiator, smoke alarm, carpet to floor

KITCHEN 11' 9" x 8' 1" (3.58m x 2.46m) Upvc double glazed window to the front elevation, range of wall and base units with worktops over, stainless steel single sink, space and plumbing for dishwasher, space for fridge freezer, built in oven and hob, extractor fan, part tiled walls, wood laminate flooring





LOUNGE 14' 10" x 13' 7" (4.52m x 4.14m) Upvc double glazed window to the rear elevation, TV aerial point, wood laminate flooring

BEDROOM 14' 5" x 9' 0" (4.39m x 2.74m) Upvc double glazed window to the rear elevation, central heating radiator, built in wardrobe unit, wood laminate flooring

STAIRS AND LANDING TO THE SECOND FLOOR Loft access, insulated, smoke alarm, carpet to floor

En suite shower room with 3 piece in white, Upvc double glazed frosted glass window to the rear, central heating radiator, extractor fan, wood laminate flooring

BEDROOM 11' 3" x 10' 10" (3.43m x 3.3m) Upvc double glazed window to the front elevation, central heating radiator, built in cupboard with hot water tank, carpet to floor


FRONT GARDEN Parking for 2 cars, integrated garage with power and lighting, up and over door

BATHROOM 6' 11" x 5' 6" (2.11m x 1.68m) 3 piece bathroom suite in white with shower over with rail, heated towel rail, part tiled walls, wood laminate flooring

REAR GARDEN Lawn area, paved walkway, paved patio area, enclosed by fence





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	73	
(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 	





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.