

FOR SALE



Henry Dunn Avenue, Cobridge, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £189,950





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- Semi Detached Family Home
- Three Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Upvc Double Glazing



HALL 8' 10" x 3' 4" (2.69m x 1.02m) Upvc double glazed frosted glass panelled door to the front elevation, central heating radiator, carpet to floor

Downstairs cloakroom; LLWC, hand wash basin, central heating radiator, tiled flooring

LOUNGE 16' 2" x 11' 9" (4.93m x 3.58m) Upvc double glazed window to the front elevation, central heating radiator, TV aerial point, carpet to floor

KITCHEN/DINER 15' 0" x 10' 6" (4.57m x 3.2m) Upvc double glazed window to the rear elevation, Upvc double glazed French doors to the rear, range of wall and base units with worktops over, built in oven and hob, extractor fan, stainless steel single sink, space and plumbing for washing machine, space for fridge freezer, under stairs storage, part tiled walls, tiled flooring

STAIRS AND LANDING Loft access, smoke alarm, built in airing cupboard, carpet to floor

BEDROOM 11' 8" x 8' 6" (3.56m x 2.59m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

En suite; 3 piece in white including shower with screen, extractor fan, vinyl flooring



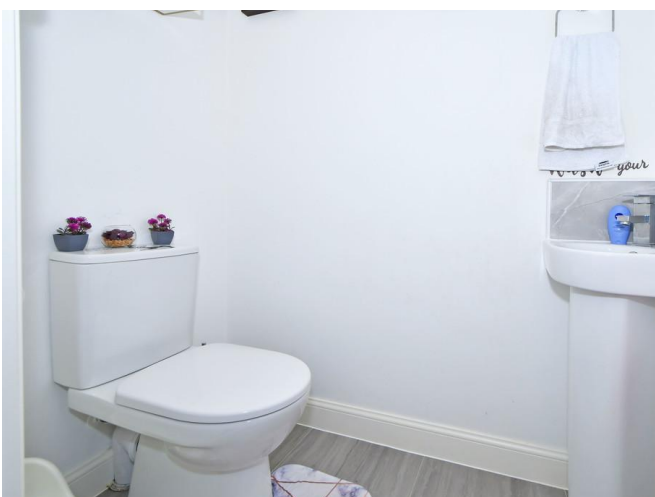
BEDROOM 10' 2" x 8' 6" (3.1m x 2.59m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

BEDROOM 8' 9" x 6' 3" (2.67m x 1.91m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BATHROOM 6' 3" x 5' 6" (1.91m x 1.68m) Upvc double glazed frosted window to the rear elevation, 3 piece bathroom suite in white with shower over with screen, central heating radiator, extractor fan, tiled flooring

FRONT GARDEN Lawn area, paved walk way, parking

REAR GARDEN Paved patio area, lawn area, enclosed by fence, wood gate for access





| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | 96 |
| (81-91) B | | 84 | |
| (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.

