

**FOR SALE**



**Witney Walk, Blurton, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Mid Townhouse**

**Offers In Excess Of £125,000**

  
**MARTIN&CO**





ENTRANCE HALL Stairs to first floor, radiator.

LOUNGE 16' 2" x 10' 5" (4.95m x 3.19m) Electric fire with feature surround, double glazed window to the front elevation, wood effect laminate flooring, radiator.

KITCHEN/DINER 11' 6" x 11' 4" (3.51m x 3.46m) Fitted with a range of wall and base units with worksurface over which incorporates a sink unit and drainer, integrated electric oven and gas hob, space for appliances, double glazed window to the rear elevation, radiator.

UTILITY ROOM 8' 2" x 7' 8" (2.51m x 2.36m) Double glazed window to the rear elevation, UPVC door giving access to the rear garden.

WC Comprising; low level WC.

BEDROOM ONE 13' 10" x 10' 5" (4.22m x 3.19m) Two double glazed windows to the front elevation, radiator.

BEDROOM TWO 13' 10" x 8' 3" (4.22m x 2.54m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

BEDROOM THREE 16' 5" x 9' 9" (5.02m x 2.98m) Two double glazed windows to the front elevation, radiator.

BATHROOM 9' 10" x 5' 8" (3.01m x 1.73m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to

- Mid Townhouse
- Three Double Bedrooms
- Spacious Accommodation
- Ideal BTL or Family Home
- Gardens Front & Rear
- No Onward Chain
- EPC - D

**Energy Efficiency Rating**

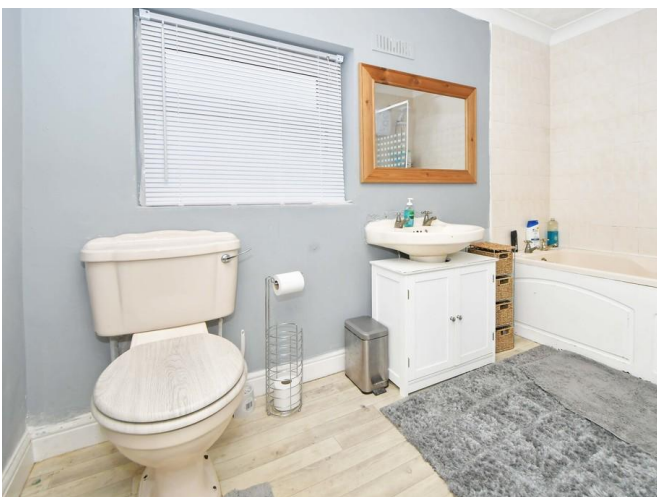
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		



the rear elevation, radiator.



**EXTERIOR** The property is approached via a paved pathway with adjacent lawned garden. To the rear there is a good size enclosed garden, mainly laid to lawn with paved patio.





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.