

**FOR SALE**



**Caroline Close, Werrington, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow**

**Offers In Excess Of £200,000**

  
**MARTIN&CO**



ENTRANCE HALL Entered via a glazed UPVC front door, storage cupboard, radiator.

- Semi-Detached Bungalow
- Two Bedrooms
- Modern and Stylish
- Ample Driveway Parking Garage
- Beautifully Landscaped Rear Garden
- Much Sought After Location
- Council Tax Band - B

LOUNGE 13' 10" x 10' 9" (4.22m x 3.28m) UPVC French doors to the rear elevation opening onto the rear garden, two radiators.

KITCHEN/DINER 13' 8" x 9' 3" (4.19m x 2.83m) Modern and contemporary kitchen/diner fitted with a range of wall and base units with complementary worksurface over which incorporates a sink unit and drainer, integrated double oven and hob, integrated microwave, double glazed window to the side elevation, UPVC French doors to the rear elevation opening onto the rear garden.

BEDROOM ONE 12' 4" x 10' 5" (3.78m x 3.19m) Having modern fitted wardrobes, double glazed window to the front elevation, radiator.

BEDROOM TWO 9' 10" x 8' 5" (3.02m x 2.59m) Double glazed window to the side elevation, radiator.

SHOWER ROOM Modern white suite comprising; low level WC, hand wash basin set in vanity unit and walk in shower, fully tiled walls, double glazed window to the side elevation, radiator.

EXTERIOR The front of the property is low maintenance having a tarmac driveway providing parking for several vehicles and which leads up to a single garage with up and over door. The rear garden is

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



beautifully landscaped with a porcelain tiled patio and lawned garden.





## 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.