

**FOR SALE**



**Howard Crescent, Hanley, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, End Terraced House**

**£120,000**

**MARTIN&CO**





ENTRANCE PORCH UPVC glazed front porch.

ENTRANCE HALL Stairs to first floor.

- Ideal First Time Buy
- End Townhouse
- Two Double Bedrooms
- Spacious Kitchen/Diner
- Large Rear Garden
- Potential for Extension (Subject to Planning)
- Council Tax Band - A

LOUNGE 10' 9" x 10' 7" (3.30m x 3.24m) Double glazed bay window to the front elevation, wood effect laminate flooring, radiator.

KITCHEN/DINER 13' 8" x 12' 4" (4.19m x 3.77m) Fitted with base units with worksurface over which incorporates a stainless steel sink unit and drainer, breakfast bar, integrated oven and hob, space for appliances, double glazed window to the side elevation and French doors opening onto the rear garden, radiator.

BEDROOM ONE 11' 6" x 10' 9" (3.52m x 3.29m) Double glazed window to the front elevation, built in storage cupboard, radiator.

BEDROOM TWO 11' 11" x 7' 7" (3.65m x 2.32m) Double glazed window to the rear elevation, radiator.

BATHROOM 7' 7" x 5' 10" (2.33m x 1.79m) Comprising; low level WC, pedestal hand wash basin, and bath with shower over, double glazed window to the rear elevation, radiator.

EXTERIOR The property sits in a cul-de-sac location and is approached via a paved footpath. A side access gate leads through to a generously proportioned rear garden which offers scope for extension (subject to the



relevant permissions).





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.

