

FOR SALE



Uplands Croft, Werrington, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £235,000



Uplands Croft, Werrington, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Asking Price Of £235,000

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



PORCH Upvc double glazed construction with Upvc glass panelled door

HALL 13' 6" x 7' 0" (4.11m x 2.13m) Wood glass panelled door to the front elevation, central heating radiator, dado rail, smoke alarm, wood laminate flooring

Downstairs Cloak Room, Upvc double glazed frosted window to the side, LLWC, hand was basin, central heating radiator, wood laminate flooring

KITCHEN/DINER 17' 10" x 9' 0" (5.44m x 2.74m) Upvc double glazed windows to the side and rear elevations, Upvc double glazed frosted glass panelled door to the side, range of wall and base units with worktops over, cupboard housing central heating boiler, built in oven and hob, extractor fan, space for fridge freezer, integrated tumble dryer and washing machine, 1 and 1/2 bowl sink, central heating radiator, vinyl flooring

LOUNGE/DINER 25' 4" x 12' 11" (7.72m x 3.94m) Upvc double glazed window to the front elevation, chimney breast, wood Adam style surround, marble back and hearth, gas fire, TV aerial point, wall lights x 2, carpet to floor

Arch into dining room, Upvc double glazed French doors to the rear, coving, carpet to floor

STAIRS AND LANDING Upvc double glazed frosted window to the side elevation, coving, smoke alarm, built in airing cupboard, lagged tank, and immersion heater, shelving



BATHROOM 6' 11" x 6' 10" (2.11m x 2.08m) Upvc double glazed frosted window to the front elevation, 3 piece bathroom suite in white with shower over with screen, heated towel rail, fully tiled walls, tiled flooring

FRONT GARDEN Lawn area

BEDROOM 9' 0" x 8' 3" (2.74m x 2.51m) Upvc double glazed window to the rear elevation, coving, central heating radiator, loft access, insulated and part boarded, carpet to floor

REAR GARDEN Lawn area, mature plants and shrubs, enclosed by fence and hedges

BEDROOM 11' 11" x 10' 10" (3.63m x 3.3m) Upvc double glazed window to the rear elevation, central heating radiator, built in wardrobe unit, coving, carpet to floor

GARAGE Single garage with roller door, window, Upvc double glazed door to the rear, power and lighting

BEDROOM 13' 9" x 12' 11" (4.19m x 3.94m) Upvc double glazed window to the front elevation, built in wardrobe units, central heating radiator, coving, ceiling fan light, carpet to floor









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.