

FOR SALE



Woodberry Avenue, Trent Vale, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £150,000

MARTIN&CO



ENTRANCE HALL Entered via a UPVC front door, stairs to first floor.

- **PRE LET INVESTMENT**
- **Semi-Detached Property**
- **Three Bedrooms**
- **Gardens Front & Rear**
- **Breakfast Kitchen**
- **Spacious Lounge/Diner**
- **No Onward Chain**

LOUNGE/DINER 18' 5" x 13' 0" (5.63m x 3.98m)

Having double glazed window to the front elevation and patio doors to the rear opening onto the rear garden, electric fireplace, wood effect laminate flooring, radiator.

KITCHEN 11' 5" x 10' 7" (3.50m x 3.24m)

Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the rear elevation, housing gas boiler, ceramic tiled floor, radiator.

BEDROOM ONE 13' 0" x 11' 4" (3.97m x 3.46m)

Double glazed window to the rear elevation, radiator.

BEDROOM TWO 8' 9" x 8' 9" (2.69m x 2.69m)

Double glazed window to the rear elevation, built in storage cupboard, radiator.

BEDROOM THREE 9' 10" x 6' 11" (3.02m x 2.13m)

Double glazed window to the front elevation, radiator.

BATHROOM 9' 1" x 5' 6" (2.79m x 1.68m)

White suit comprising; low level WC, pedestal hand wash basin, bath and shower unit, double glazed window to the side elevation, ceramic tiled floor, radiator.

EXTERNAL To the front of the property there is a

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		



garden with path to the front door, the rear garden is a good size with paved patio area and turfed lawn.





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 mpart 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.