

FOR SALE



Alfreton Road, Fenton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

£155,000


MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Semi-detached bungalow
- Two bedrooms
- Modern well presented decor
- Detached garage
- Modern kitchen with range cooker



ENTRANCE HALL 7' 8" x 3' 1" (2.35m x 0.94m) Entered via a composite front door, attic access with pull down ladder, radiator.

KITCHEN 11' 2" x 7' 8" (3.41m x 2.35m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, range cooker with extractor hood, space for appliances, double glazed window to the front elevation.

LOUNGE 15' 7" x 10' 11" (4.75m x 3.33m) Log burning fire with wooden mantle and tiled hearth, double glazed window to the front elevation, wood effect laminate flooring, radiator.

BEDROOM 23' 0" x 8' 3" (7.03m x 2.52m) Extended master bedroom having dual aspect double glazed windows to the rear and side elevations, radiator.


BEDROOM 10' 6" x 8' 3" (3.22m x 2.53m) Double glazed window to the rear elevation, radiator.

BATHROOM 7' 6" x 5' 5" (2.30m x 1.67m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, double glazed window to the side elevation, radiator.

EXTERNAL The property is approached via a paved driveway which leads down to a single garage with up and over door, power and lighting. The front garden is laid to lawn with established planting borders while the rear garden is landscaped and low maintenance with Indian stone paved patio, artificial turf lawn and raised beds.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
WWW.EPC4U.COM			





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