

FOR SALE



Winchester Avenue, Bentilee, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £150,000


MARTIN&CO



Winchester Avenue, Bentilee, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Recently renovated throughout
- Generously sized reception room
- Modern kitchen with dining space
- Driveway parking available
- Close to public transport



ENTRANCE HALL 13' 9" x 3' 0" (4.21m x 0.93m)
Entered via a UPVC front door, stairs to first floor.

LOUNGE 16' 3" x 10' 5" (4.97m x 3.20m) Double glazed window to the front elevation, wood effect laminate flooring, wall mounted electric fire, radiator.

KITCHEN/DINER 11' 6" x 11' 4" (3.53m x 3.46m) 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, ceramic tiled floor, dual aspect double glazed windows, radiator.

REAR HALL Door giving access to the rear garden, radiator.

WC 8' 2" x 7' 10" (2.50m x 2.40m) Modern white suite comprising; low level WC and pedestal hand wash basin, window to the rear elevation.

LANDING Airing cupboard housing gas boiler.

BEDROOM 13' 8" x 8' 3" (4.17m x 2.54m) Double glazed window to the rear elevation, wood effect laminate flooring, radiator.

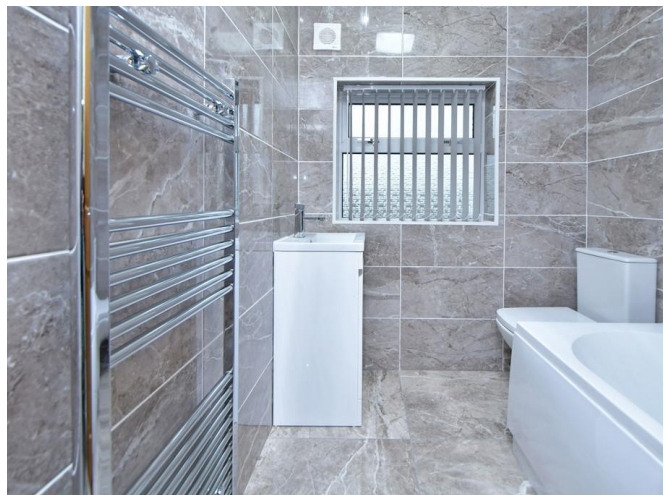
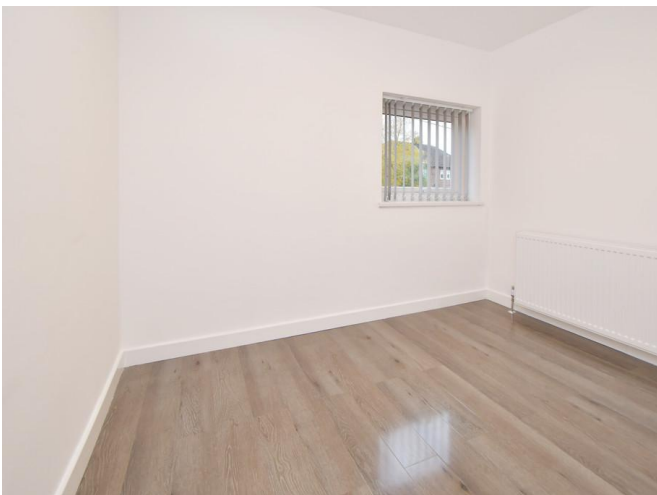
BEDROOM 10' 9" x 10' 6" (3.30m x 3.22m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

BEDROOM 10' 4" x 8' 6" (3.17m x 2.60m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

BATHROOM 7' 8" x 5' 7" (2.35m x 1.72m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with rainfall shower over, fully tiled walls and ceramic tiled floor, chrome heated towel rail.



EXTERNAL The property benefits from gardens to the front and rear with an adjacent driveway providing off road parking and which leads up to a single detached garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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