

**FOR SALE**



**Fawfield Drive, Goldenhill, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, End Town House**

**Offers In Excess Of £130,000**

  
**MARTIN&CO**



## Fawfield Drive, Goldenhill, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £130,000

- End of Terrace Townhouse
- Spacious kitchen/diner
- Three bedrooms
- Low Maintenance Gardens
- Selective modernisation

**ENTRANCE HALL** 6' 1" x 2' 7" (1.87m x 0.81m)  
Entered via a UPVC front door with glazed side panel, stairs to first floor.

**LOUNGE** 15' 3" x 9' 3" (4.66m x 2.82m) Having double glazed patio doors to the rear elevation, living flame gas fire with feature surround, built in storage cupboard, radiator.

**KITCHEN/DINER** 18' 4" x 9' 5" (5.60m x 2.88m) A spacious kitchen/dining room fitted with wall and base units with worksurface over, which incorporates a stainless steel sink unit and drainer, space for appliances, dual aspect double glazed window to the front and rear elevations, door giving access to the rear garden, radiator.

**LANDING** Airing cupboard.

**BEDROOM ONE** 12' 5" x 9' 9" (3.80m x 2.98m) Double glazed window to the front elevation, wood effect laminate flooring, built in storage cupboard, radiator.

**BEDROOM TWO** 9' 6" x 8' 2" (2.91m x 2.51m) Double glazed window to the front elevation, radiator.

**BEDROOM THREE** 10' 1" x 6' 6" (3.08m x 2.00m) Double glazed window to the rear elevation, radiator.

**WC** Low level WC, double glazed window to the rear elevation, radiator.

**BATHROOM** 5' 9" x 5' 5" (1.77m x 1.67m) Comprising; wall mounted hand wash basin and bath with shower over, fully tiled walls, double glazed window to the rear elevation, radiator.

**EXTERNAL** The property is approached via a paved pathway with lawned gardens either side. To the rear of





the property is a low maintenance garden with external storage cupboard.





%epcGraph\_c\_1\_210%





All measurements are approximate and for display purposes only

**Martin & Co Newcastle under Lyme**  
 12 Albion Street • Stoke-On-Trent • ST1 1QH  
 T: 01782 453 001 • E: newcastleunderlyme@martinco.com

**01782 453 001**  
<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.

