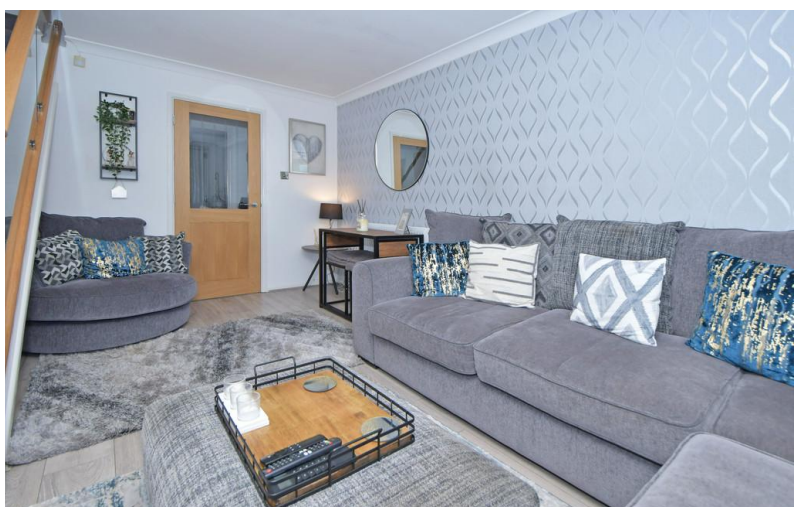
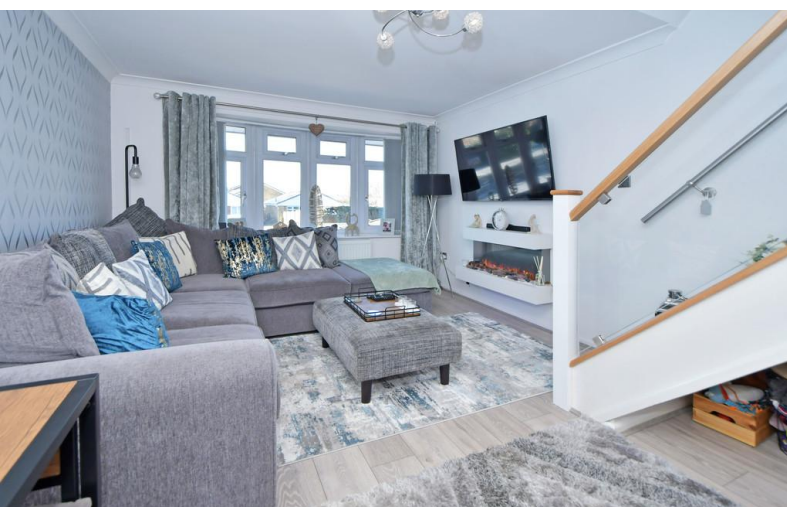


FOR SALE



Farnworth Road, Meir Hay, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £170,000


MARTIN&CO



Farnworth Road, Meir Hay, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £170,000

- Two double bedrooms
- Contemporary bathroom
- Beautifully landscaped garden
- Garden office space
- Driveway parking



OVERVIEW I'm thrilled to introduce this superb semi-detached house situated in a popular location with excellent public transport links and highly-rated schools nearby. It's an immaculate property that's perfect for first-time buyers, a true testament to the current owners' care and attention to detail.

Step inside and you'll be greeted by a well-proportioned reception room, a cosy haven that features a charming fireplace, making it an ideal space for relaxation and entertaining. The house also boasts a modern, light-filled kitchen which is a dream for anyone who loves to cook.

There are two double bedrooms within the property, both offering ample space. The contemporary bathroom is a highlight too, equipped with a rain shower and a heated towel rail for that extra touch of luxury.

However, the property doesn't just shine indoors. Outside, you'll find a beautifully landscaped rear garden, a peaceful retreat where you can enjoy the outdoors in privacy. A unique feature of this property is the garden office, a versatile space that can serve as a home office, a creative studio, or whatever your heart desires.

Adding to the convenience, the property also offers driveway parking. With its stylish design, this house is more than just a place to live-it's a home you'll love. So why wait? Make the first step towards your new life today. This property is available for sale, and it's waiting for you to make it your own.

ENTRANCE HALL 7' 6" x 3' 10" (2.31m x 1.17m)
Entered via a composite front door, storage cupboard.

LOUNGE 15' 10" x 10' 9" (4.85m x 3.30m) Having a bow bay window to the front elevation, stairs to first



floor, wall mounted electric fire, wood effect laminate flooring, radiator.

KITCHEN 10' 9" x 7' 5" (3.30m x 2.27m) Fitted with a range of modern and contemporary wall and base units with complementary work surface over which incorporates a sink unit and drainer with mixer tap., integrated oven and hob, space for appliances, composite door giving access to the rear garden, double glazed window to the rear elevation, wood effect laminate flooring, housing gas combination boiler.

LANDING 10' 7" x 5' 7" (3.24m x 1.71m) Loft access and airing cupboard.

BATHROOM 8' 7" x 5' 0" (2.64m x 1.53m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, part tiled walls, double glazed window to the side elevation, wood effect laminate flooring, chrome heated towel rail.

BEDROOM ONE 10' 9" x 10' 0" (3.30m x 3.05m)

Double glazed window to the front elevation, radiator.

BEDROOM TWO 10' 9" x 8' 3" (3.30m x 2.54m) Double glazed window to the rear elevation, radiator.

EXTERNAL The property is approached via a paved driveway with adjacent low maintenance front garden. An access gate to the side gives access to an impressively landscaped garden with decked patio, artificial turf seating area and garden bar/office.

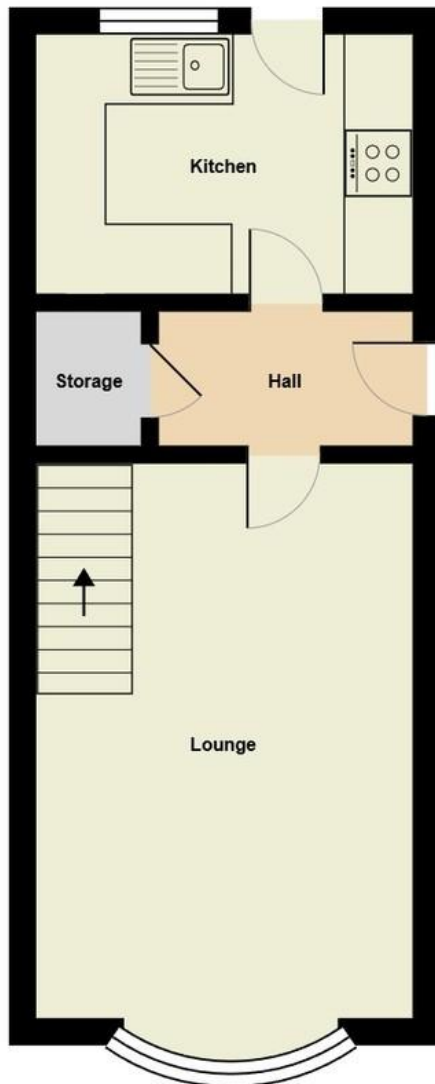




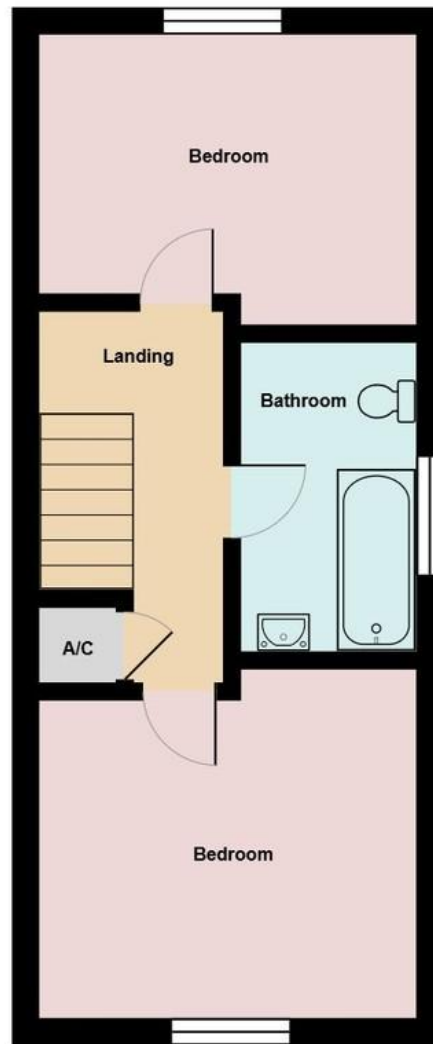
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor

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 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.

