

**FOR SALE**



Ground Floor

First Floor

All measurements are approximate and for display purposes only



**Martin & Co Stoke on Trent** **01782 262880**  
12 Albion Street • Stoke-On-Trent • ST1 1QH  
T: 01782 262880 • E: stokeontrent@martinco.com <http://www.martinco.com>



**Cranford Way, Bucknall, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Asking Price Of £161,500**

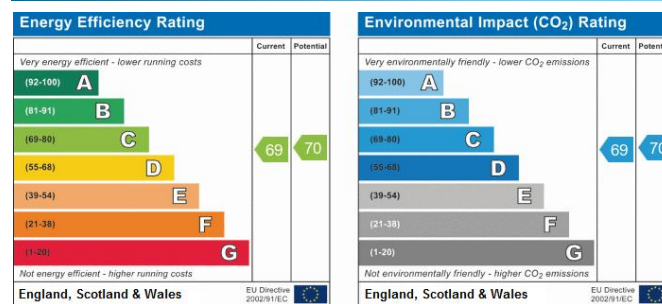
**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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 form 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision





## Cranford Way, Bucknall, Stoke-on-Trent

- Three Bedroom Semi Detached
- Lounge Diner
- First Floor Bathroom
- Gardens To Front And Rear
- Garage
- Double Glazing
- Gas Central Heating



Well presented three bedroom semi detached property. Martin & Co welcome to market this well presented family home. The property comprises, entrance hall, lounge/diner and kitchen on the ground floor and with three bedrooms and family bathroom on the first floor. The property has gardens to the front and rear, double glazing, gas central heating and a single garage accessed from the rear of the property.

**ENTRANCE HALL** Entered via composite front door with glazed panels, carpeted flooring and wall mounted central heating radiator. Stairs leading off.

**LOUNGE/DINER** 24' 3" x 12' 9" (7.41m x 3.89m) UPVC double glazed bay window to front elevation, two wall mounted central heating radiators. TV aerial point, wood glass panel door. Feature Adam style fireplace with marble back and hearth with living flame gas fire, coving to the ceiling and under stairs storage cupboard and with UPVC double glazed sliding patio door to the rear.

**KITCHEN** 15' 1" x 8' 11" (4.6m x 2.73m) Fitted kitchen comprising of a range of base units with contrasting worktops over, wall units, stainless steel sink and drainer with mixer tap over. Space for free standing cooker. Space and plumbing for washing machine and dish washer. Cupboard housing central heating boiler. TV aerial point. Vinyl flooring, UPVC double glazed windows to front, side and rear. UPVC part glazed door leading to rear garden.



**STAIRS AND LANDING** Carpeted flooring. UPVC double glazed frosted window to side elevation. Loft access which has ladder access, insulation and lighting. Storage cupboard.

**BEDROOM** 9' 6" x 5' 10" (2.9m x 1.8m) Single bedroom with carpeted flooring, wall mounted central heating radiator, built in cupboards and UPVC double glazed window to front elevation.

**BEDROOM** 12' 5" x 9' 5" (3.81m x 2.89m) Double bedroom with carpeted flooring, wall mounted central heating radiator, built in storage cupboards and UPVC double glazed window to front elevation.

**BEDROOM** 9' 4" x 9' 1" (2.87m x 2.77m) Double bedroom with carpeted flooring, wall mounted central heating radiator, built in storage cupboards and UPVC double glazed window to rear elevation.

**BATHROOM** 6' 3" x 6' 2" (1.91m x 1.9m) White three piece suite comprising of low level WC, pedestal wash hand basin and corner bath with shower over. Tiled Walls, heated towel rail and UPVC double glazed frosted window to rear elevation.



**OUTSIDE** To the front of the property there is a garden laid predominantly to lawn, stocked with a good range of mature shrubs. To the rear of the property there is a landscaped paved garden with planted borders and a single garage accessed from the rear.

