

FOR SALE



Saxon Place, Lichfield Street, Hanley

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £162,500





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- Help To Buy Available
- 0% Stamp Duty Until March 2021
- Lounge And Kitchen/Diner
- Downstairs WC First Floor Bathroom
- Three Bedrooms



NEWLY BUILT 3 BEDROOM HOUSE. Due for occupation in January 2021, Martin and co are delighted to offer for sale this 3 bedroom semi detached house being built to an exceptionally high standard and located within the heart of Hanley. Saxon Place is located within walking distance to Hanley town centre with its popular indoor shopping centre, having over 90 stores, multi screen cinema, theatre and numerous restaurants and bars. Also close to the site is the towns main bus and railway stations providing a comprehensive and fast network for the commuter. The area has an excellent choice of schools for all ages as well as the Staffordshire University. **SHOW HOME AVAILABLE FOR VIEWING**

ENTRANCE HALL Entered via part glazed door. Wood effect flooring, wall mounted central heating radiator and with stairs leading off.

LOUNGE 13' 6" x 11' 7" (4.14m x 3.55m) Carpeted flooring, wall mounted central heating radiator, UPVC double glazed windows to side and front elevations.

CLOAKROOM White suite comprising low level WC and pedestal wash hand basin. Vinyl wood effect flooring, tiled splash backs and wall mounted central heating radiator.

KITCHEN/DINER 15' 6" x 9' 8" (4.73m x 2.96m) Fitted kitchen comprising of a range of base units with contrasting worktops over, wall units and stainless steel sink and drainer with mixer tap over. Electric hob with extractor over and oven below. Wood effect vinyl flooring, wall mounted central heating radiator, UPVC double glazed window to side elevation and with UPVC French doors providing access to the rear garden.

STAIRS AND LANDING Carpeted flooring. Airing



cupboard.

BEDROOM 1 13' 6" x 8' 4" (4.14m x 2.55m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed windows to front and side elevations.

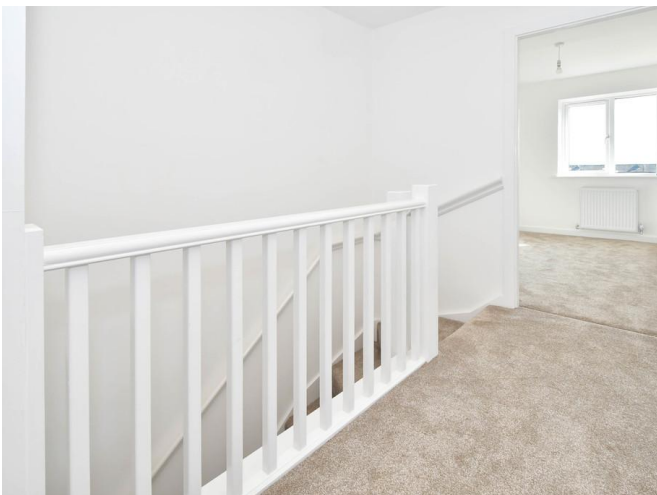
BEDROOM 2 13' 5" x 8' 4" (4.11m x 2.55m) Carpeted flooring, wall mounted central heating radiator, UPVC double glazed windows to rear and side elevations.

BEDROOM 3 9' 8" x 6' 11" (2.96m x 2.11m) Carpeted flooring, wall mounted central heating radiator, UPVC double glazed windows to rear elevation.

BATHROOM White suite comprising low level WC, pedestal wash hand basin and bath with shower over. wood effect vinyl flooring, part tiled walls, wall mounted central heating radiator and with UPVC double glazed frosted window to front elevation.

EXTERNALLY To the rear of the property there is an

enclosed garden laid to lawn with a paved walk way and with fenced borders. There are two allocated parking spaces available.





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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. **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

