

All measurements are approximate and for display purposes only

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**FOR SALE**



**Caldon Quay, Hanley, Stoke-on-Trent**

**2 Bathroom, 2 Bedroom Ground Floor Apartment**

**Asking Price £103,950**



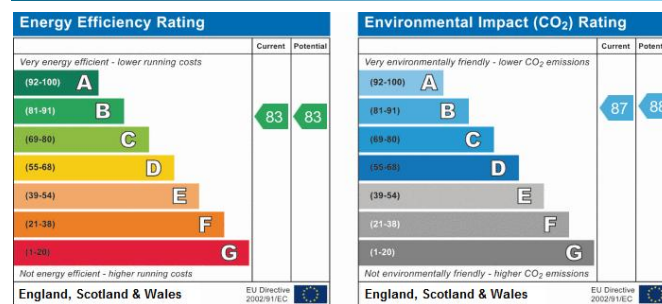




## Caldon Quay, Hanley, Stoke-on-Trent

- Canal Side Development
- Ground Floor Apartment
- En Suite To Master Bedroom
- Two Bedrooms
- Open Plan Living Space
- Allocated Parking
- Family Bathroom

Ground Floor apartment on canal side development. Martin & Co are delighted to bring to market this well beautifully present bright modern two bedroom apartment. The property benefits from having off road parking. Located close to Hanley park and Caudon canal and with easy access of Hanley town centre. En suite to master bedroom and family bathroom. and with open plan living space.



**ENTRANCE HALL** Laminate flooring, wall mounted radiator, cupboard housing "Ideal" boiler and with doors leading off to all rooms.

**BEDROOM 10' 4" x 9' 10"** (3.15m x 3m) Double bedroom with carpeted flooring, wall mounted radiator and UPVC double glazed window.

**ENSUITE 7' 1" x 5' 2"** (2.17m x 1.58m) White suite comprising of WC, pedestal wash hand basin and shower. Part tiled walls, vinyl flooring and wall mounted radiator.

**BEDROOM 11' 4" x 8' 11"** (3.47m x 2.73m) Double bedroom with laminate flooring, wall mounted radiator, UPVC double glazed window and sliding mirrored wardrobes.

**BATHROOM 8' 7" x 6' 5"** (2.64m x 1.96m) White suite comprising of WC, wash hand basin and bath with shower off taps. Vinyl flooring, UPVC double glazed window and a wall mounted radiator.



**OPEN PLAN LIVINGSPACE 19' 5" x 15' 9"** (5.94m x 4.82m) Bright and spacious room with plenty of natural light provided by a UPVC double glazed window and French doors. Laminate flooring, two wall mounted radiators. The kitchen comprises of a range of base units with worktops over and wall units, gas hob with extractor over, eye level electric oven, stainless steel sink and drainer, integrated washer/dryer and integrated fridge freezer.

