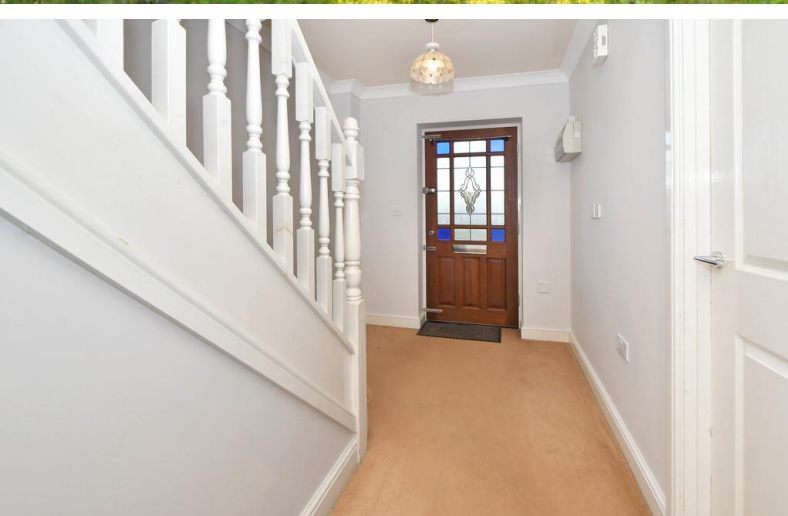


FOR SALE



Red Gables Court, Leigh, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £325,000


MARTIN&CO



Red Gables Court, Leigh, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Asking Price Of £325,000

- Semi Rural Location
- Semi Detached Three Bedrooms
- Underfloor Heating
- Gas Central Heating
- Upvc Double Glazing



HALL 15' 7" x 6' 7" (4.75m x 2.01m) Wood glass panelled door to the front elevation, coving, fuse box, under stairs storage, carpet to floor

DOWN STAIRS CLOAKROOM 8' 2" x 3' 1" (2.49m x 0.94m) Upvc double glazed frosted glass window to the side elevation, LLWC, hand wash basin, extractor fan, vinyl flooring

KITCHEN 11' 9" x 8' 4" (3.58m x 2.54m) Upvc double glazed window to the front elevation, range of wall and base units with worktops over, stainless steel 1 and 1/2 bowl sink, fridge freezer, built in oven and hob, stainless steel extractor hood, space and plumbing for washing machine, part tiled walls, vinyl flooring

LOUNGE 15' 3" x 14' 10" (4.65m x 4.52m) Upvc double glazed window to the rear elevation, Upvc double glazed French door to the rear, Adam style marble fire surround, electric fire, coving, TV aerial point, carpet to floor

STAIRS AND LANDING Smoke alarm, built in airing cupboard with tank and shelving, coving, carpet to floor

BEDROOM 9' 8" x 9' 7" (2.95m x 2.92m) Built in wardrobe units, carpet to floor

En suite shower room - Upvc double glazed frosted window to the front elevation, 3 piece suite in white, extractor fan, heated towel rail, inset spot lights



BATHROOM 8' 0" x 6' 10" (2.44m x 2.08m) Upvc double glazed frosted window to the side elevation, 3 piece in white with shower over, extractor fan, part tiled walls, vinyl flooring

BEDROOM 11' 4" x 8' 0" (3.45m x 2.44m) Upvc double glazed window to the rear elevation, loft access, insulated, carpet to floor

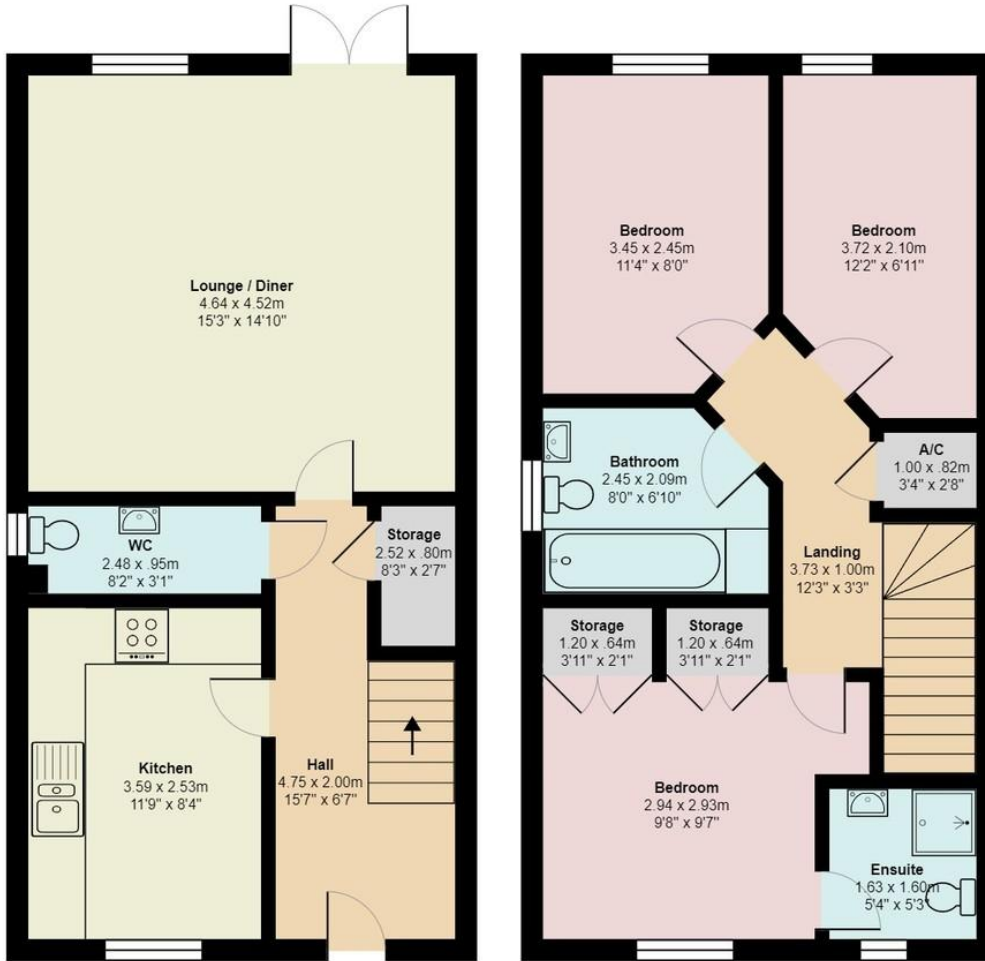
BEDROOM 12' 2" x 6' 11" (3.71m x 2.11m) Upvc double glazed window to the rear elevation, TV aerial point, carpet to floor

REAR GARDEN Paved patio area, lawn enclosed by fence and hedge, LPG gas tank access, access to side walk way









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.