

FOR SALE



Philip Clarke Drive, Stoke On Trent

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £215,000


MARTIN&CO



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3 Bedrooms, 2 Bathroom

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- Semi Detached Family Home
- Three Bedrooms
- En-Suite Master Bedroom
- Fitted Kitchen
- Gas Central Heating



PORCH 4' 11" x 3' 6" (1.5m x 1.07m) Upvc double glazed frosted glass panelled door to the front elevation, consumer unit, coat hooks, carpet to floor

LOUNGE 16' 1" x 10' 4" (4.9m x 3.15m) Upvc double glazed window to the front elevation, TV aerial point, central heating radiator, carpet to floor

INNER HALL 6' 3" x 4' 3" (1.91m x 1.3m) Central heating radiator, carpet to floor

Downstairs cloakroom; LLWC, hand wash basin in white, central heating radiator, wood laminate flooring

KITCHEN/DINER 18' 9" x 7' 8" (5.72m x 2.34m) Upvc double glazed window to the rear elevation, Upvc double glazed French doors to the rear, range of wall and base units with worktops over, stainless steel 1 and 1/2 bowl sink, space for fridge freezer, space for washing machine and dish washer, built in oven and hob, stainless steel extractor hood, wood cupboard housing central heating boiler, wood laminate flooring

STAIRS AND LANDING Loft access, smoke alarm, built in airing cupboard, insulated, carpet to floor

BEDROOM 13' 10" x 9' 7" (4.22m x 2.92m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

En suite: 3 piece in white including shower cubicle, Upvc double glazed frosted window to the front, central heating radiator, extractor fan, vinyl flooring



BEDROOM 11' 3" x 8' 8" (3.43m x 2.64m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

BEDROOM 9' 10" x 7' 11" (3m x 2.41m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor


BATHROOM 8' 8" x 5' 7" (2.64m x 1.7m) Upvc double glazed frosted window to the side elevation, 3 piece suite in white, central heating radiator, extractor fan, part tiled walls, vinyl flooring

FRONT GARDEN Driveway providing parking, paved walk way, lawn area, single garage with up and over door with power and lighting

REAR GARDEN Lawn area, paved patio area, enclosed by fence, wood gate for access





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





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.

