

FOR SALE



Woodland Grove , Stoke-on-Trent.

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £175,000


MARTIN&CO



ENTRANCE PORCH Entered via a UPVC front door.

ENTRANCE HALL 11' 5" x 7' 4" (3.49m x 2.26m) Stairs to first floor, parquet flooring, electric storage heater, window to the side elevation.

WC Comprising; low level WC and hand wash basin, window to the side elevation.

LOUNGE/DINER 25' 5" x 12' 7" (7.77m x 3.84m) Spacious lounge & dining room having dual aspect windows to both the front and rear elevations, electric fire with feature surround, electric storage heater.

KITCHEN 11' 2" x 8' 11" (3.42m x 2.72m) Fitted with a range of wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, space for appliances, window to the rear elevation, built in storage cupboard, door giving access to the rear garden,

BEDROOM ONE 13' 4" x 11' 4" (4.08m x 3.46m) Having built in wardrobes, window to the front elevation.

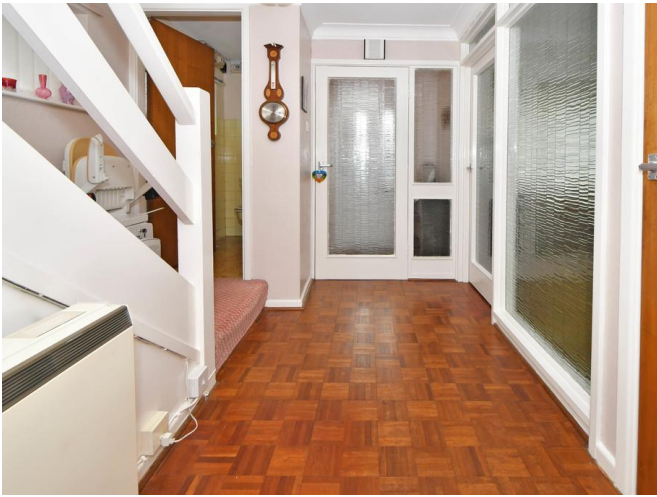
BEDROOM TWO 11' 1" x 9' 10" (3.40m x 3.02m) Built in wardrobe, window to the rear elevation.

BEDROOM THREE 8' 4" x 7' 5" (2.56m x 2.28m) Window to the front elevation.

BATHROOM 6' 9" x 5' 11" (2.06m x 1.82m)

- Semi-Detached Family Home
- Three Bedrooms
- In Need of Modernisation
- Open Plan Lounge/Dining Room
- Manicured Gardens
- Drive
- No Onward Chain

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Comprising; low level WC, pedestal hand wash basin and bath, window to the rear elevation, airing cupboard.

EXTERNAL The property is approached via a paved driveway which offers ample parking for a number of vehicles which leads up to a single detached garage with up and over door. To the rear of the property there is a beautifully manicured garden with turfed lawn, paved patio and established planting borders.





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.