

FOR SALE



Wain Drive, Trent Vale, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £195,000


MARTIN&CO



PORCH Upvc double glazed sliding door, tiled flooring

Wain Drive, Trent Vale, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £195,000

- Semi Detached Family Home
- Three Bedrooms
- Fitted Kitchen
- Part wood/Upvc Double Glazing
- Gas Central Heating

HALL 12' 5" x 5' 11" (3.78m x 1.8m) Wood glass panelled door to the front elevation, wood window to the side, central heating radiator, wood laminate flooring

LOUNGE/DINER 26' 5" x 12' 2" (8.05m x 3.71m) Wood double glazed bay window to the front elevation, coving, central heating radiator, TV aerial point, chimney breast, wood fire surround, log burner, wood laminate flooring

Arch leading to:

Dining room - Upvc double glazed sliding patio doors into the conservatory, coving, central heating radiator, wood laminate flooring

KITCHEN 11' 4" x 7' 7" (3.45m x 2.31m) Upvc double glazed window to the rear elevation, range of base and wall units with worktops over, 1 and 1/2 bowl sink in white, space for fridge freezer and cooker, space and plumbing for washing machine, coving, part tiled walls, tiled flooring

COVERED WALKWAY Housing 2 storage sheds, LLWC in white

CONSERVATORY 18' 5" x 10' 9" (5.61m x 3.28m) Upvc double glazed construction, wood laminate flooring

STAIRS AND LANDING Upvc double glaze frosted window to the side elevation, loft access, smoke alarm, built in cupboard with shelving

BEDROOM 11' 4" x 10' 6" (3.45m x 3.2m) Upvc double glazed window to the rear elevation, central heating





radiator, coving, built in cupboard, wood laminate flooring

BEDROOM 12' 6" x 10' 6" (3.81m x 3.2m) Upvc double glazed window to the front elevation, central heating radiator, coving, chimney breast, built in cupboard, wood laminate flooring

BEDROOM 9' 4" x 7' 7" (2.84m x 2.31m) Upvc double glazed window to the front elevation, central heating radiator, coving, built in cupboard, wood laminate flooring


WET ROOM 6' 6" x 5' 5" (1.98m x 1.65m) Upvc double glazed frosted window to the side elevation, LLWC, hand wash basin in white, shower, fully tiled walls

FRONT GARDEN Block paved, enclosed by wall, metal gate for access

REAR GARDEN Mainly paved over 3 levels, enclosed by wall and fence





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





All measurements are approximate and for display purposes only

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