

FOR SALE



Souldern Way, Meir Hay, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Offers In Excess Of £160,000





- **Semi-Detached Bungalow**
- **Two Bedrooms**
- **Immaculately Presented**
- **Modern Fitted Kitchen**
- **Gardens Front & Rear**
- **Driveway Parking**
- **No Onward Chain**

%epcGraph_c_1_331%

ENTRANCE HALL Entered via a UPVC front door.

KITCHEN 10' 4" x 6' 9" (3.16m x 2.08m) Fitted with a range of wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, integrated electric oven and gas hob with extractor fan, space for appliances, housing gas combination boiler, double glazed window to the front elevation, wood effect laminate flooring.

LOUNGE 15' 9" x 9' 6" (4.82m x 2.92m) Spacious lounge having double glazed window to the front elevation, electric fire with feature surround, radiator.

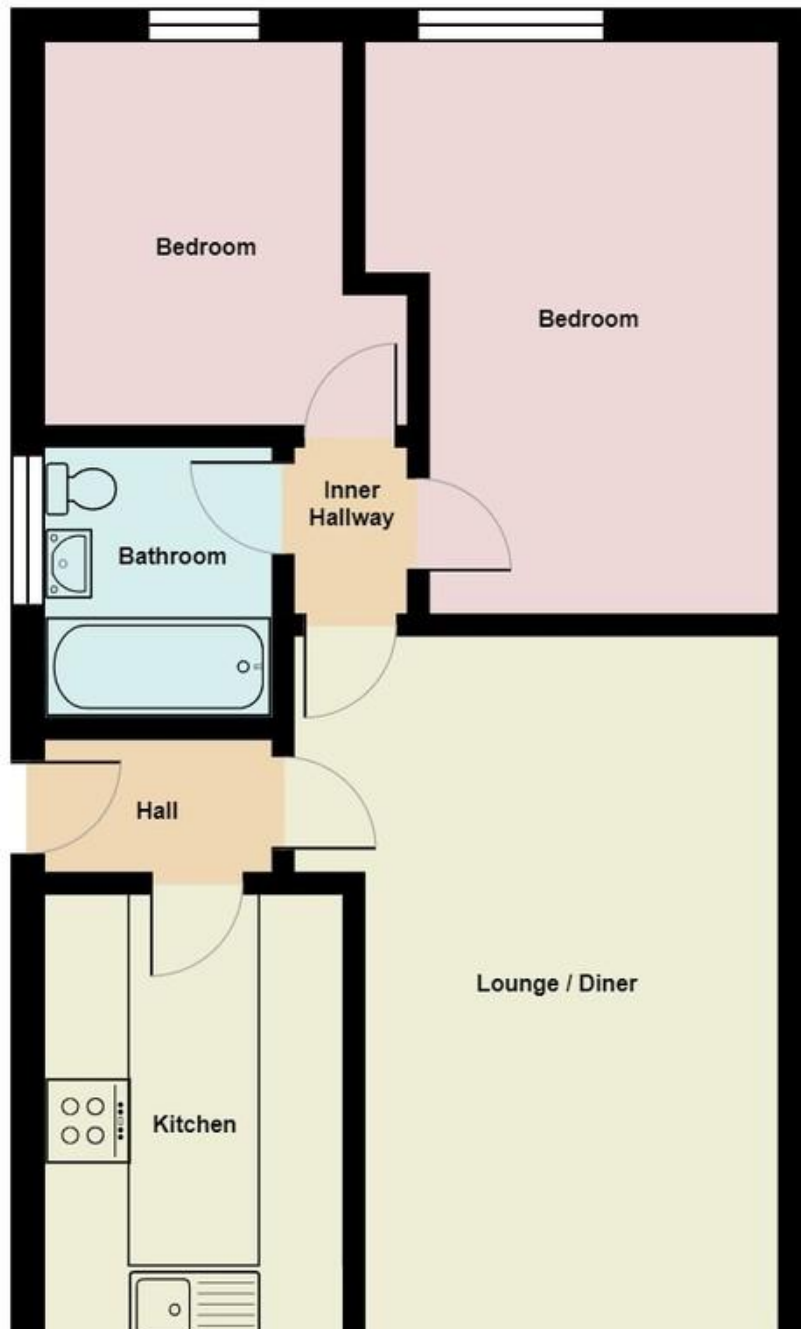
BEDROOM ONE 13' 0" x 7' 11" (3.97m x 2.43m) Double glazed window to the rear elevation, radiator.

BEDROOM TWO 8' 8" x 6' 9" (2.66m x 2.07m) Double glazed window to the rear elevation, radiator.

BATHROOM 6' 1" x 5' 3" (1.87m x 1.61m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, part tiled walls, vinyl flooring, double glazed window to the side elevation, radiator.

EXTERNAL The property is approached via a paved and shingle driveway with a low maintenance garden adjacent. To the rear of the property is a delightful garden with paved patio, turfed lawn, planting borders and established hedges.





Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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.