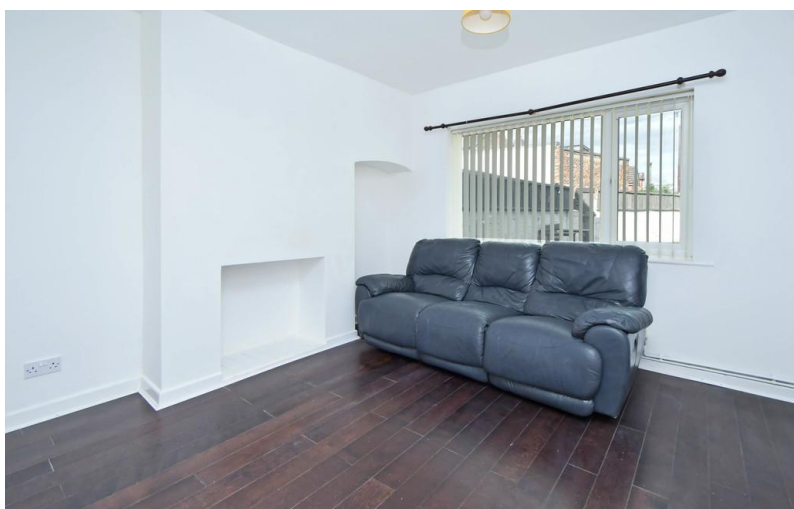


FOR SALE



Stanton Road, Meir, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £125,000


MARTIN&CO



Stanton Road, Meir, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £125,000

- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Open plan kitchen/breakfast room
- Ground floor bathroom



ENTRANCE PORCH 4' 1" x 3' 2" (1.27m x 0.98m)
Entered via a UPVC front door.

ENTRANCE HALL 11' 1" x 3' 4" (3.40m x 1.04m) Stairs
to first floor with storage under, radiator.

RECEPTION ROOM 12' 6" x 11' 0" (3.83m x 3.36m)
Having double glazed bay window to the front
elevation, radiator.

RECEPTION ROOM 11' 9" x 10' 8" (3.60m x 3.27m)
Double glazed window to the rear elevation, wood
laminated flooring, radiator.

KITCHEN 20' 3" x 6' 5" (6.18m x 1.97m) Fitted with a
range of wall and base units with worksurface over
which incorporates a stainless steel sink unit and
drainer, space for appliances, dining space with double
glazed window to the side elevation, door giving access
to the rear garden, radiator.

BATHROOM 10' 7" x 5' 5" (3.23m x 1.67m) Modern
white suite comprising; low level WC, pedestal hand
wash basin and bath with shower attachment, double
glazed window to the side elevation, radiator.

BEDROOM 11' 1" x 11' 0" (3.39m x 3.36m) Double
glazed window to the front elevation, radiator.

BEDROOM 11' 0" x 10' 0" (3.36m x 3.05m) Double
glazed window to the rear elevation, radiator.

BEDROOM 11' 3" x 5' 1" (3.44m x 1.56m) Double
glazed window to the rear elevation, radiator.

WC 7' 3" x 2' 11" (2.21m x 0.90m) White suite
comprising; low level WC and wall mounted hand wash
basin, radiator.



EXTERNAL The property boasts gardens to both the front and rear with the rear garden having double gates allowing the provision for off road parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.