

FOR SALE



Sandra Close, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Offers In Excess Of £150,000



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- Quiet cul-de-sac location
- Adjacent to open green space
- Two double bedrooms
- Far Reaching Views
- Opportunity for modernisation

ENTRANCE HALL 15' 7" x 3' 4" (4.77m x 1.03m)
Entered via a UPVC front door, airing cupboard.

LOUNGE 14' 4" x 11' 9" (4.39m x 3.59m) Having double glazed window to the front elevation, electric fire with feature surround, radiator.

KITCHEN 11' 8" x 9' 2" (3.56m x 2.81m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation and UPVC door giving access to the side and rear garden, housing gas boiler.

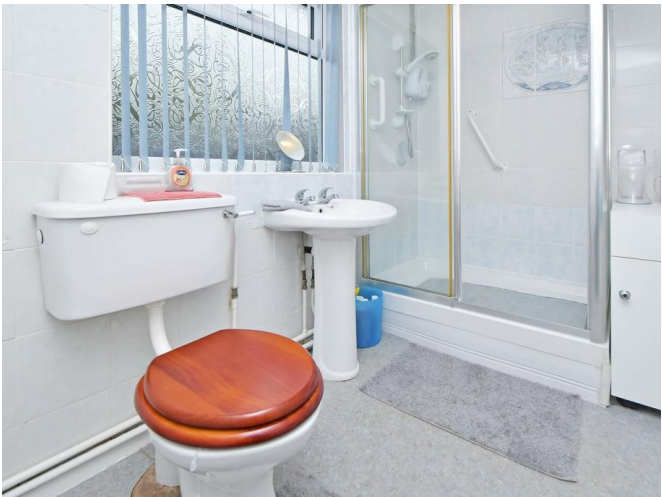
BEDROOM 11' 9" x 10' 11" (3.59m x 3.35m) Double glazed window to the rear elevation, radiator.

BEDROOM 12' 6" x 9' 1" (3.83m x 2.77m) Double glazed window to the front elevation, radiator.

SHOWER ROOM 9' 1" x 5' 4" (2.77m x 1.65m) White suite comprising; low level WC pedestal hand wash basin and double shower, double glazed window to the rear elevation, radiator.

EXTERNAL The property is approached via a tarmac driveway which leads up to a single garage with up and over door. There is a low maintenance garden to the front whilst to the rear there is a generously sized garden with paved patio, lawned garden and established borders.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(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		

www.epc4u.com





Ground Floor

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