

FOR SALE



Breeze Ave , Tunstall , Stoke-On-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £170,000

MARTIN&CO



ENTRANCE HALL Entered via a UPVC front door, stairs to first floor.

- Immaculate semi-detached house
- Modern bathroom with white suite
- Versatile family room
- Ample driveway parking
- Good-sized rear garden
- Tenure - Freehold
- Council Tax Band - B

LOUNGE 14' 5" x 12' 2" (4.41m x 3.72m) Having double glazed bay window to the front elevation, living flame gas fire with feature surround, wood effect laminate flooring, under-stairs storage cupboard, radiator.

KITCHEN/DINER 12' 2" x 8' 9" (3.72m x 2.67m) Fitted with an extensive range of modern and contemporary wall and base units with complementary worksurface over which incorporates a sink unit and drainer, integrated oven and hob, space for appliances, two double glazed windows to the rear elevation, radiator.

WC Low level WC, window to the rear elevation.

FAMILY ROOM 9' 3" x 7' 6" (2.84m x 2.30m) Having patio doors to the rear elevation, radiator.

BEDROOM 11' 8" x 8' 10" (3.56m x 2.70m) Double glazed window to the front elevation, radiator.

BEDROOM 11' 10" x 9' 4" (3.62m x 2.87m) Double glazed window to the rear elevation, radiator.

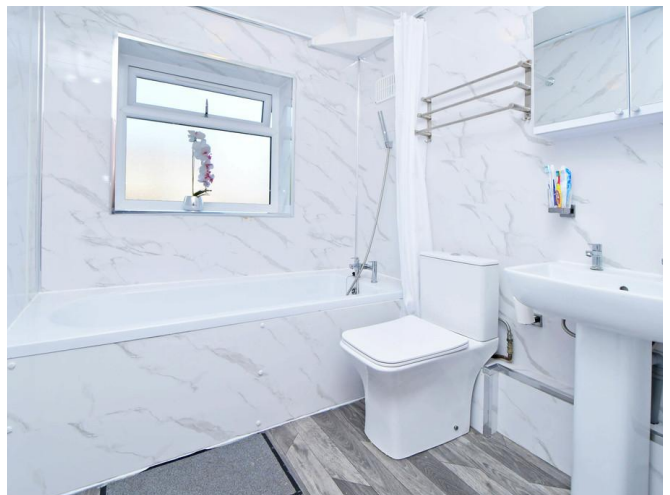
BATHROOM 8' 5" x 6' 2" (2.59m x 1.88m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower attachment, double glazed window to the rear elevation, airing cupboard, radiator.

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		



GARAGE 14' 7" x 7' 9" (4.47m x 2.37m) Having up and over door, power and lighting.

EXTERNAL To the front of the property there is a tarmacadam driveway which provides ample off road parking for a number of vehicles. To the rear there is an enclosed rear garden with paved patio and turfed lawn.





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.