

FOR SALE



Watson Road, Trent Vale, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000


MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Charming semi-detached house
- Two double bedrooms
- Open-plan kitchen
- Lovely rear garden
- Excellent transport links



OVERVIEW Welcome to this charming semi-detached house, listed for sale and in good condition. This property is perfect for first-time buyers and families alike, featuring a well-sized reception room with a cosy fireplace where you can spend quality time with your family.

This house boasts a total of two lovely double bedrooms. The first bedroom offers built-in wardrobes, providing ample storage space. The second double bedroom also provides enough room to accommodate guests or family comfortably.

The property is complemented by a bathroom equipped with a walk-in shower, perfect for relaxing after a long day. The kitchen is open-plan with a breakfast area, perfect for rushed morning meals or even a leisurely Sunday brunch.

Despite being in good condition, the property would benefit from some selective modernisation, allowing you to put your own personal touch. Nestled in a location with excellent public transport links, nearby schools, local amenities, and parks, it offers convenience and tranquillity.

One of the unique features of this property is the open-plan layout, creating a sense of spaciousness. The house also includes a parking spot, saving you from the hassle of finding a place to park. The lovely rear garden is a perfect spot for outdoor dining or simply enjoying the sunshine.

This semi-detached house is a wonderful opportunity to acquire a delightful home that combines good condition, convenient location and unique features.

ENTRANCE PORCH 6' 2" x 1' 2" (1.88m x 0.36m)
UPVC glazed front door.



ENTRANCE HALL Stairs to first floor.

LOUNGE 12' 9" x 10' 11" (3.91m x 3.33m) Spacious reception room having double glazed bay window to the front elevation, electric fire with feature surround, wood effect laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM 14' 5" x 9' 4" (4.40m x 2.86m) Fitted with a range of wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the rear elevation and UPVC French doors opening onto the rear garden wood effect laminate flooring, radiator.

WC 4' 6" x 3' 0" (1.38m x 0.92m) Comprising; low level WC and hand wash basin, wood effect laminate flooring.

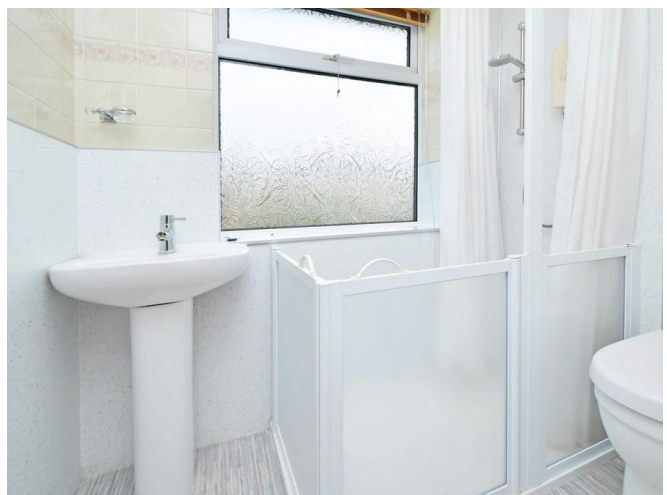
BEDROOM ONE 11' 1" x 11' 1" (3.38m x 3.38m) Having fitted wardrobes, double glazed bay window to

the front elevation, built in storage cupboard, radiator.

BEDROOM 9' 0" x 7' 9" (2.75m x 2.38m) Double glazed window to the rear elevation, radiator.

SHOWER ROOM 6' 3" x 5' 11" (1.92m x 1.82m) Modern white suite comprising; low level WC, pedestal hand wash basin and walk in shower, double glazed window to the rear elevation, airing cupboard, radiator.

EXTERNAL The property is approached via a paved driveway with established planting borders. The rear garden is a good size with patio area turfed lawn and mature hedges.





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All measurements are approximate and for display purposes only

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