

FOR SALE



Tiverton Road, Berryhill, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Town House

Offers In Excess Of £130,000



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- Two spacious double bedrooms
- Updated modern shower room
- Spacious breakfast kitchen
- Convenient location
- Close to public transport



OVERVIEW Welcome! I'm thrilled to present this Town House, currently listed for sale. This inviting house is situated on a residential estate that is famously popular with families.

With two spacious double bedrooms, both equipped with built-in storage cupboards, this home offers ample space for comfort and relaxation. The updated shower room enhances the property's appeal, providing a modern touch to the home.

The heart of this house is a spacious breakfast kitchen, boasting a built-in pantry and a delightful breakfast area. It's the perfect space to enjoy a cup of tea in the morning or cook a lovely dinner in the evening.

Aside from the bedrooms and kitchen, the house offers a cosy reception room. It's an ideal space to entertain guests or spend quality time with the family.

But the charm of this home doesn't end indoors. Uniquely, it comes with driveway parking and a garden that's a blank canvas for budding gardeners.

The property's location is another significant benefit. It is conveniently situated between Longton and Hanley town centres, offering easy accessibility to public transport links, local amenities, and nearby schools.

Ideal for first-time buyers, investors, or families, this house is just waiting for someone to make it a home. With its well-proportioned accommodation and great location, it's an opportunity not to be missed. So why wait? This delightful home could be yours!

ENTRANCE HALL 4' 8" x 4' 1" (1.44m x 1.27m)
Entered via a UPVC front door, stairs to first floor.

LOUNGE 13' 9" x 12' 4" (4.21m x 3.78m) Having



double glazed bow bay window to the front elevation, central fireplace recess, wood effect laminate flooring, radiator.

KITCHEN/DINER 12' 4" x 10' 1" (3.78m x 3.09m) Fitted with a range of wall and base units with worksurface over which incorporates a sink unit and drainer with mixer tap, integrated oven and hob, breakfast bar, double glazed window to the rear elevation and UPVC door giving access to the rear elevation, built in pantry, radiator.

WC 3' 9" x 3' 1" (1.15m x 0.95m) Comprising; low level WC and hand wash basin.

LANDING Loft access and airing cupboard.

BEDROOM ONE 15' 10" x 9' 1" (4.83m x 2.77m) Having double glazed window to the front elevation, built in storage cupboard, radiator.

BEDROOM TWO 12' 4" x 9' 3" (3.76m x 2.84m)

Double glazed window to the rear elevation, built in storage cupboard, radiator.

SHOWER ROOM 7' 6" x 5' 6" (2.30m x 1.68m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and walk in shower unit, fully tiled walls, two double glazed windows to the rear elevation, radiator.

EXTERNAL The property is approached via a driveway providing off road parking for one vehicle with adjacent paved pathway. To the rear of the property there is an enclosed garden with side access gate. The rear garden is a blank canvass ready for the new owners to landscape to their own design.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		





All measurements are approximate and for display purposes only

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>



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