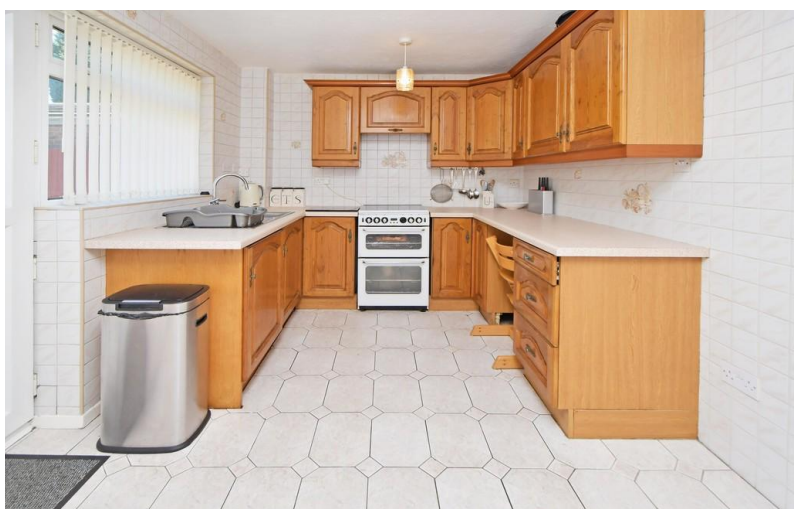


**FOR SALE**



**Fleckney Avenue, Longton, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £180,000**



PORCH 4' 10" x 3' 4" (1.48m x 1.02m)

## Fleckney Avenue, Longton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

**Offers In Excess Of £180,000**

- Popular residential estate
- Three comfortable bedrooms
- Well-appointed bathroom
- Spacious kitchen dining area
- Charming reception room

LOUNGE 15' 6" x 14' 6" (4.72m x 4.42m) Double glazed bow bay window to the front elevation, stairs to first floor with storage under, living flame gas fire with feature surround, radiator.

KITCHEN/DINER 14' 6" x 8' 4" (4.42m x 2.54m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, two double glazed windows to the rear elevation, UPVC door giving access to the rear elevation, radiator.

BEDROOM 14' 0" x 8' 1" (4.27m x 2.46m) Double glazed window to the front elevation, radiator.

BEDROOM 10' 1" x 6' 2" (3.07m x 1.88m) Double glazed window to the rear elevation, radiator.

BEDROOM 10' 3" x 8' 0" (3.12m x 2.44m) Double glazed window to the front elevation, airing cupboard, radiator.

BATHROOM 6' 0" x 6' 0" (1.84m x 1.84m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, double glazed window to the rear elevation, chrome heated towel rail.

GARDEN Beautifully landscaped, tiered garden with paved patio, artificial turf lawn.



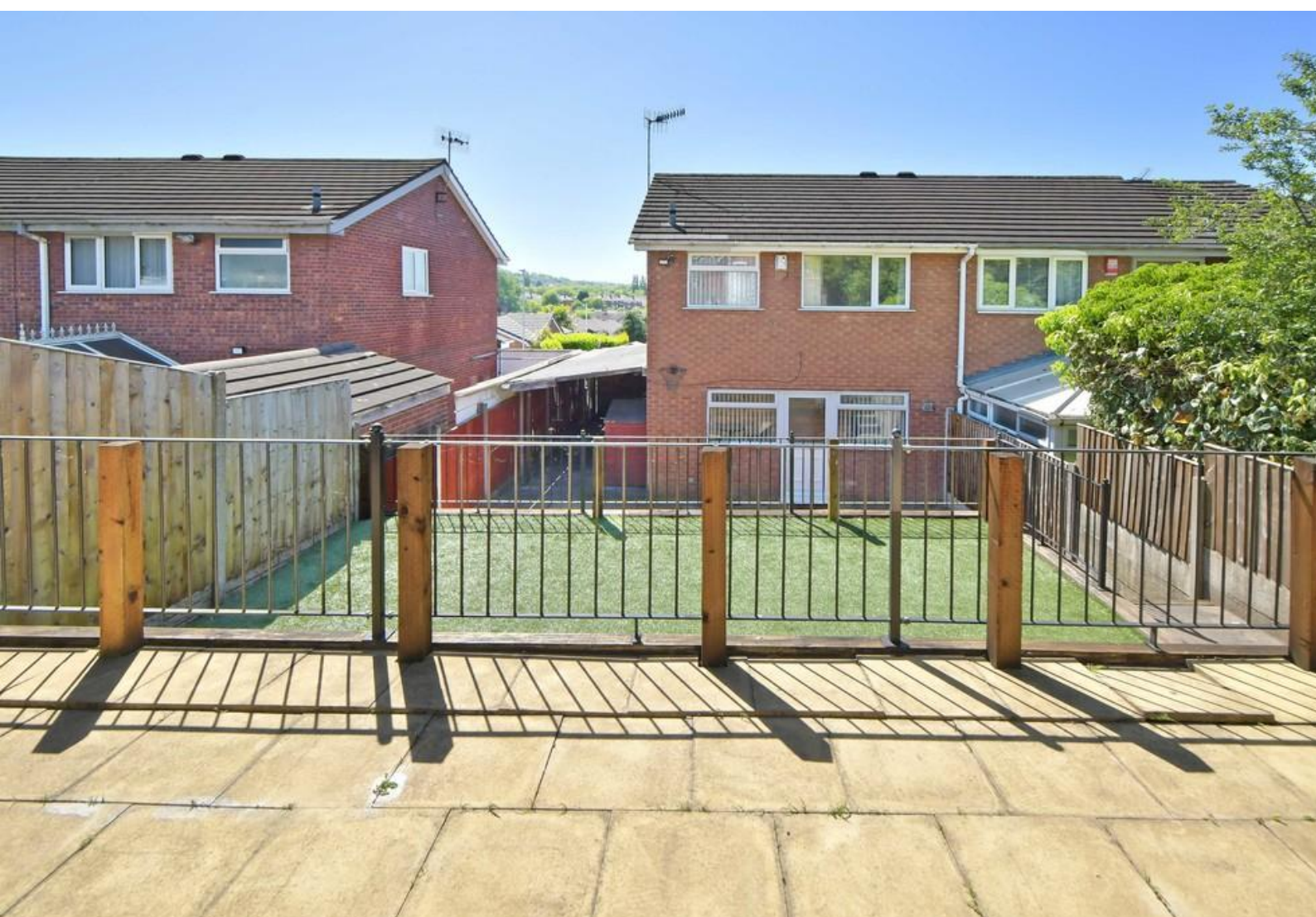






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		







All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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<http://www.martinco.com>



**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 m 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.