



34 Humbert Road
Etruria, Stoke-On-Trent, ST1 5GA

A Well Positioned Detached Home Offering Comfort, Practicality and Family Appeal.

£245,000

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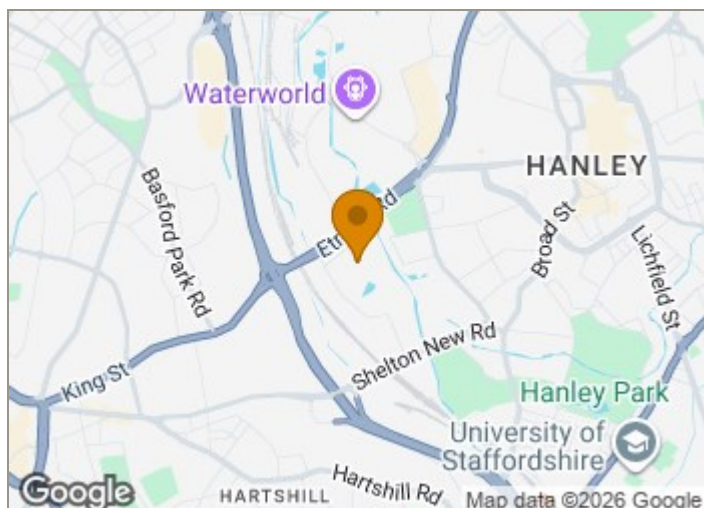


- Attractive three bedroom detached home offered with no onward chain, ideal for an expanding household
- Enclosed rear garden along with a good sized driveway and garage providing excellent parking and storage
- Generous ground floor layout including entrance hall, living room, WC, kitchen and dining area and a bright conservatory
- Well placed for everyday amenities with nearby retail parks, supermarkets, leisure facilities and both Hanley and Newcastle under Lyme town centres
- Three double bedrooms on the first floor, including a main bedroom with private ensuite and a separate family bathroom
- Strong commuter and public transport links with easy access to the A500, A50, M6, Stoke on Trent railway station and Royal Stoke University Hospital

Agent Disclaimer/Contact Details

Main Description

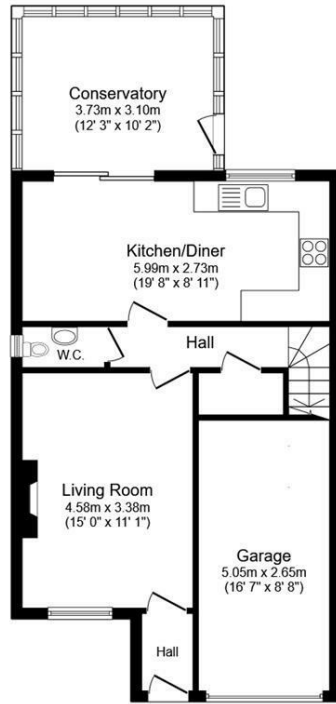
Room Descriptions



Directions

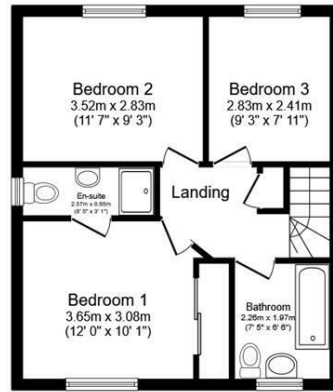


Floor Plan



Ground Floor

Floor area 67.6 sq.m. (728 sq.ft.)



First Floor

Floor area 42.2 sq.m. (454 sq.ft.)

Total floor area: 109.8 sq.m. (1,182 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	