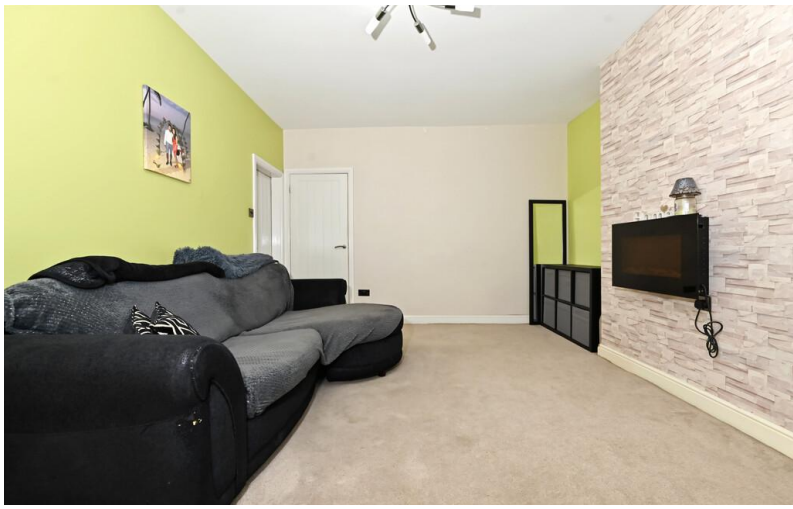
FOR SALE







Fletcher Road, Stoke, Stoke-on-trent

2 Bedrooms, 1 Bathroom, End Town House

Offers In Region Of £140,000

MARTIN&CO



Fletcher Road, Stoke, Stoke-on-trent

2 Bedrooms, 1 Bathroom

Offers In Region Of £140,000

- **Modern kitchen/diner, ideal for cooking, dining and entertaining.**
- **Modern upstairs bathroom finished to a contemporary style.**
- **Ideal purchase for first-time buyers, couples and small families.**



OVERVIEW This lovely two-bedroom town house on Fletcher Road, Stoke is offered for sale and offers a practical layout suited to everyday living.

On the ground floor, a reception room provides a defined space for relaxing and everyday use. To the rear is a modern kitchen diner with a built-in breakfast bar, creating a central social area for cooking, dining and gathering with family or friends. The layout supports both day-to-day routines and occasional entertaining.

Upstairs, there are two good size bedrooms, offering straightforward sleeping accommodation. The modern bathroom is also located on this level, complementing the contemporary feel of the kitchen and providing a cohesive finish throughout the main living areas.

Fletcher Road is situated within the established residential area of Stoke, Stoke-on-Trent, offering convenient access to a range of local amenities and facilities. Stoke town centre is within easy reach, providing a selection of shops, supermarkets, cafés, restaurants and everyday services. Nearby supermarkets, including Lidl and Sainsbury's, cater for day-to-day shopping needs, while the surrounding areas of Penkhull and Hartshill offer further local amenities.

The area is also well placed for transport links, with Stoke-on-Trent railway station approximately 0.6–0.7 miles away, providing connections to a range of destinations. Road links are easily accessible, connecting residents to the wider Stoke-on-Trent area and the surrounding motorway network.

For leisure and recreation, Hanley Park offers attractive green spaces, walking routes and recreational facilities, while the wider area provides access to additional



parks and open spaces. The nearby Royal Stoke University Hospital is also conveniently accessible.

Overall, Fletcher Road offers a practical location for those seeking access to local amenities, public transport and the wider facilities of Stoke-on-Trent.

ENTRANCE HALL 3' 7" x 3' 1" (1.10m x 0.95m) Entered via a UPVC front door, stairs to first floor.

LOUNGE 14' 9" x 12' 1" (4.50m x 3.69m) The living room features an attractive bay window to the front elevation, allowing plenty of natural light to fill the room. The room offers ample space for comfortable seating and additional furnishings, along with a radiator. There is also a useful under-stairs storage cupboard, offering convenient additional storage.

STORAGE 5' 8" x 3' 0" (1.75m x 0.92m)

KITCHEN/DINER 15' 6" x 9' 10" (4.74m x 3.00m) The modern kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces over. Features include an integrated breakfast bar, built-in oven and hob with extractor hood above, and a stainless steel sink with drainer. There is additional space for appliances, a window to the rear elevation providing natural light, and a UPVC door offering direct access to the rear garden. The kitchen also benefits from a radiator.

LANDING 6' 0" x 3' 0" (1.85m x 0.92m) Window to the side elevation.

BEDROOM ONE 15' 0" x 12' 1" (4.58m x 3.70m) Bay window to the front elevation, built in storage cupboard, radiator.

BEDROOM STORAGE 4' 7" x 3' 0" (1.40m x 0.92m) Window to the front elevation.

BEDROOM TWO 10' 0" x 9' 3" (3.05m x 2.82m) Window to the rear elevation, radiator.





BATHROOM 6' 8" x 5' 11" (2.05m x 1.81m) The modern bathroom is fitted with a stylish white three-piece suite comprising a low-level WC, wash hand basin set within a contemporary vanity unit, and a bath with shower attachment. The room further benefits from a heated towel rail and a window to the rear elevation, providing natural light and ventilation.

EXTERNAL The property is approached to the front via a gated forecourt, providing an attractive entrance. To the rear, there is an enclosed garden surrounded by fencing, offering a good degree of privacy. The garden is thoughtfully arranged with a decking area, paved patio and lawn, providing a variety of spaces for outdoor seating and entertaining. There is also a useful outbuilding, ideal for additional storage.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.





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All measurements are approximate and for display purposes only

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