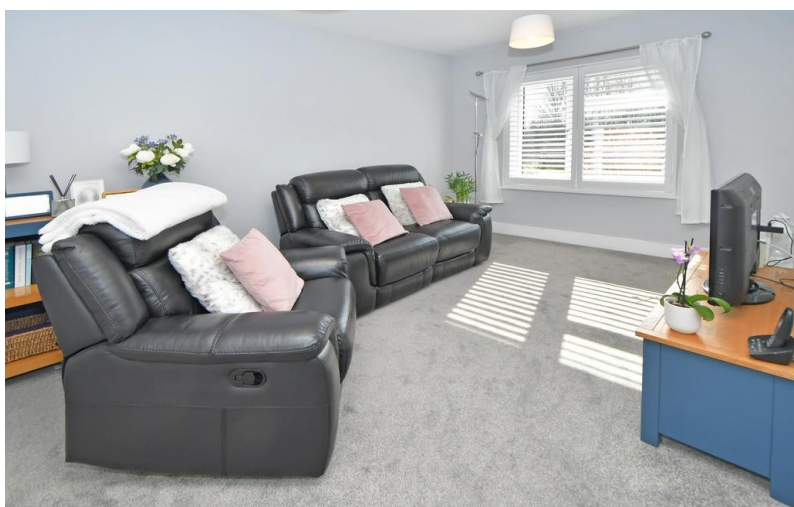


FOR SALE



Percy Boulton Grove, Trentham, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Town House

Offers In Excess Of £200,000

MARTIN&CO



Percy Boulton Grove, Trentham, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £200,000

- End Town House
- Ideal Family Home
- Ground Floor Cloakroom With Low Level WC
- Upvc Double Glazing
- Family Shower Room



HALL 4' 11" x 4' 3" (1.5m x 1.3m) Upvc double glazed frosted glass panelled door, central heating radiator, smoke alarm, vinyl flooring

DOWNSTAIRS CLOAKROOM Upvc double glazed frosted window to the side elevation, LLWC, hand wash basin, extractor fan, central heating, vinyl flooring

LOUNGE 14' 9" x 9' 8" (4.5m x 2.95m) Upvc double glazed window to the front elevation, central heating radiator, TV aerial point, under stairs storage cupboard, window shutters, carpet to floor, stairs to first floor

KITCHEN/DINER 14' 11" x 8' 5" (4.55m x 2.57m) Upvc double glazed French doors to the rear garden, range of wall and base units with work tops over, stainless steel one and a half bowl sink, space and plumbing for washing machine, space for fridge freezer, built in oven and hob, extractor hood, wood cupboard housing central heating boiler, central heating radiator, vinyl flooring

LANDING Loft access, central heating radiator, smoke alarm, 2 thermostats, carpet to floor

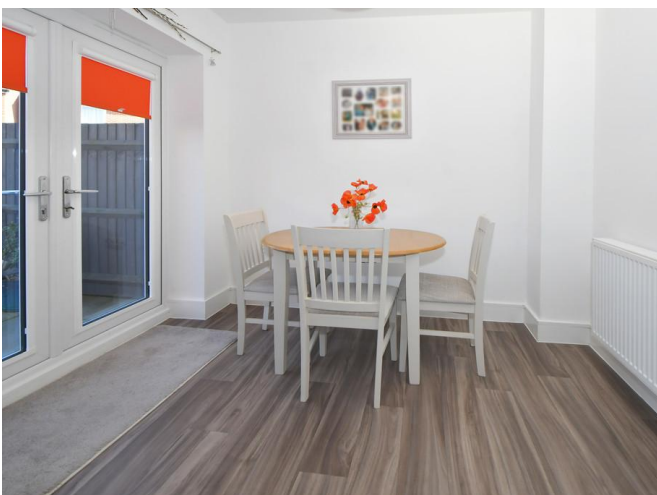
BEDROOM 14' 11" x 7' 11" (4.55m x 2.41m) Upvc double glazed window to the front elevation, central heating radiators x 2, carpet to floor

BATHROOM 6' 5" x 6' 4" (1.96m x 1.93m) Window, 3 piece suite in white including shower cubicle, inset spot lights, extractor fan, heated towel rail, fully tiled walls, vinyl flooring




BEDROOM 14' 11" x 8' 5" (4.55m x 2.57m) Upvc double glazed window to the rear elevation, central heating radiator, built in double wardrobe unit, carpet to floor

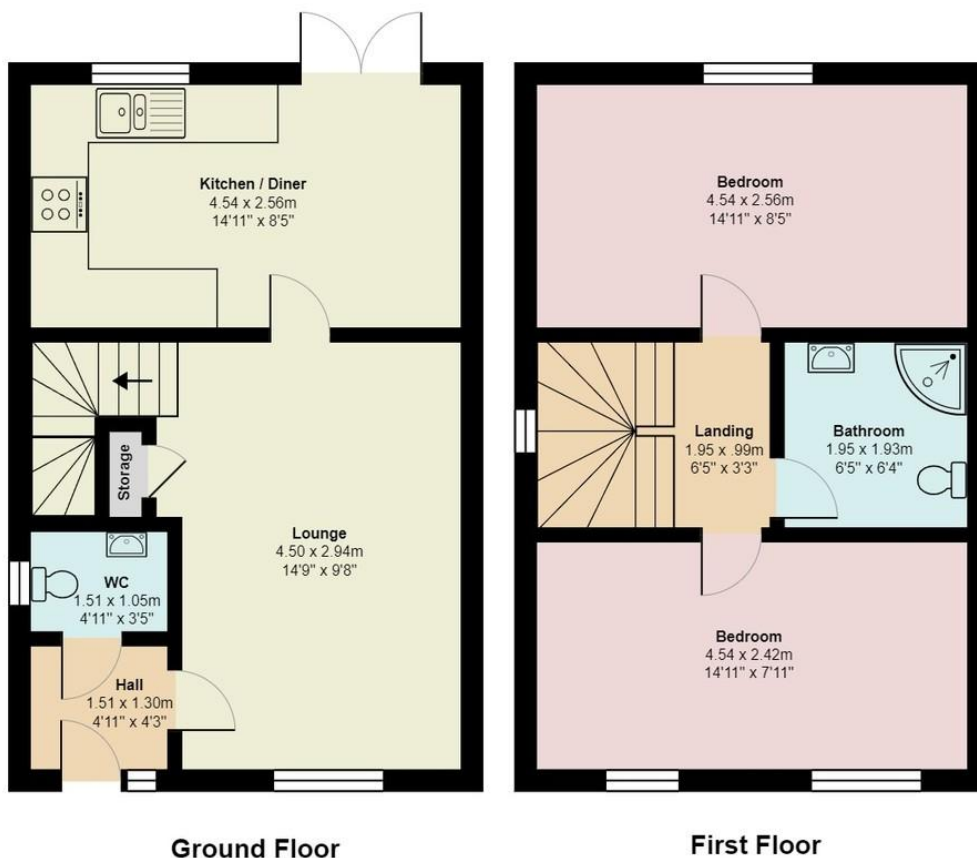
REAR GARDEN Paved patio area, Astro turf lawn area, borders to side, space for garden shed, enclosed by fence, wood gate for side access





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





All measurements are approximate and for display purposes only

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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 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.