

**FOR SALE**



**Hughes Street, Cobridge, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, End Town House**

**Offers In Excess Of £130,000**

  
**MARTIN&CO**





ENTRANCE PORCH 6' 3" x 5' 6" (1.92m x 1.68m)  
UPVC frame with brick dwarf wall.

- End of Terrace Townhouse
- Two Bedrooms
- Recently Modernised
- Modern Fitted Kitchen
- Driveway Parking
- No Onward Chain
- Council Tax Band - A

LOUNGE/DINER 17' 1" x 13' 7" (5.21m x 4.16m)  
Entered via a UPVC front door, dual aspect double glazed windows to the front and side elevations, feature fireplace, wood effect laminate flooring, stairs to the first floor, two radiators.

KITCHEN 10' 6" x 6' 0" (3.22m x 1.84m) Modern kitchen fitted with a range of wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, double glazed window to the side elevation, housing gas combination boiler, wood effect laminate flooring, radiator.

UTILITY ROOM 10' 1" x 8' 3" (3.09m x 2.54m) Fitted with modern wall and base units with worksurface over with space and plumbing for washing machine and tumble dryer, dual aspect double glazed windows to the side and rear elevations, UPVC door giving access to the rear garden, wood effect laminate flooring.

BEDROOM 12' 8" x 7' 3" (3.87m x 2.22m) Double glazed window to the front elevation, radiator.

BATHROOM 12' 4" x 8' 9" (3.78m x 2.69m) Modern white suite comprising; low level WC, pedestal hand wash basin and shower unit, double glazed window to the front elevation, wood effect laminate flooring, chrome heated towel rail.

%epcGraph\_c\_1\_331%



**BEDROOM 12' 4" x 8' 9" (3.78m x 2.69m)** Double glazed window to the side elevation, radiator.

**EXTERNAL** To the front of the property there is driveway parking with a side access gate leading through to a rear garden which is mainly laid to lawn with garden shed.





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>



**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.