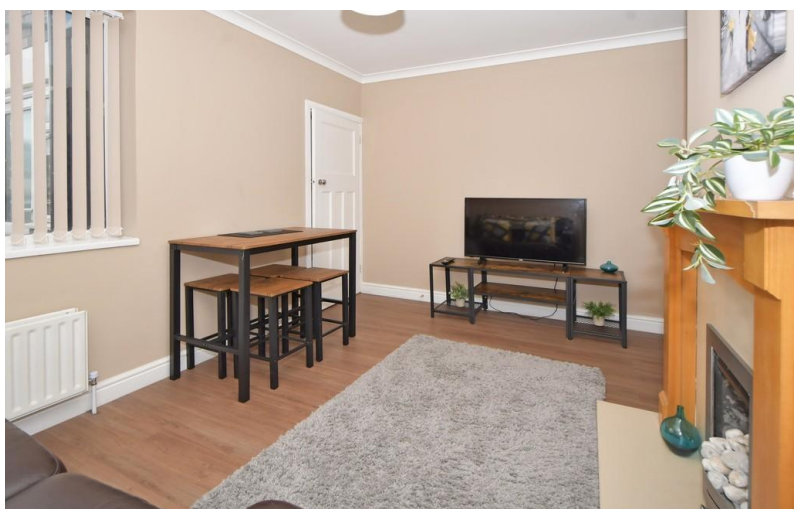


FOR SALE



College Road, Shelton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £130,000





- Stylish contemporary decor throughout
- Two spacious double bedrooms
- Newly refurbished kitchen, sleek design
- Stylish bathroom with rain shower
- Walking distance to city centre
- Tenure - Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		

OVERVIEW Delightfully charming and impeccably presented, this terraced house is up for sale and ready to welcome its new owners. The property has been recently renovated, resulting in an immaculate condition that will immediately make you feel at home. With stylish contemporary decor throughout and a layout that includes two reception rooms. The property features two spacious double bedrooms, with the master bedroom offering generous proportions for added comfort.

The bathroom is another highlight of this home. Newly refurbished and featuring a stylish rain shower and heated towel rail for that touch of luxury.

One of the main advantages of this property is its location. Perfectly situated within walking distance to the city centre, it provides easy access to public transport links and local amenities. Whether you fancy a stroll in the nearby parks or a visit to the lively Hanley area, everything is just a stone's throw away.

This house is ideal for families and couples alike, and the best part? There's no onward chain to worry about.

ENTRANCE HALL 13' 9" x 2' 7" (4.21m x 0.80m)
Entered via a UPVC front door, stairs to first floor.

DINING ROOM 10' 7" x 9' 7" (3.25m x 2.93m) Having double glazed bay window to the front elevation, wood effect laminate flooring, radiator.



LOUNGE 12' 8" x 10' 8" (3.88m x 3.27m) Living flame gas fire with feature surround, double glazed bay window to the rear elevation, under stairs storage, wood effect laminate flooring, radiator.

KITCHEN 13' 11" x 5' 11" (4.26m x 1.81m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation and UPVC door giving access to the rear garden, wood effect laminate flooring.

BEDROOM 12' 8" x 10' 7" (3.88m x 3.25m) Having double glazed bay window to the front elevation, radiator.

BEDROOM 10' 8" x 9' 9" (3.27m x 2.99m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

BATHROOM 7' 1" x 5' 9" (2.18m x 1.76m) Modern and stylish white suite comprising; low level WC, pedestal hand wash basin and shower unit with rainfall shower head, double glazed window to the rear elevation, wood effect laminate flooring, heated towel rail.

EXTERNAL





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.