

FOR SALE



Sandra Close, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Detached Bungalow

Asking Price Of £185,000


MARTIN&CO



Sandra Close, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £185,000

- Detached Bungalow
- Corner Plot
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Gardens to All Four Sides



ENTRANCE HALL Entered via a UPVC front door with glazed side panel, built in storage cupboard, radiator.

LOUNGE/DINER 24' 0" x 11' 10" (7.32m x 3.61m)
Having double glazed windows to three sides, living flame gas fire with feature surround, radiator

KITCHEN 12' 1" x 10' 3" (3.70m x 3.13m) Modern kitchen fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor over, space for appliances, housing gas boiler, double glazed window to the side elevation, UPVC door giving access to the rear garden.

BEDROOM ONE 13' 10" x 12' 1" (4.24m x 3.70m)
Having a range of fitted wardrobes, double glazed window to the rear elevation, radiator.

BEDROOM TWO 11' 5" x 10' 4" (3.50m x 3.15m)
Double glazed window to the rear elevation, radiator.

BATHROOM 8' 11" x 6' 3" (2.73m x 1.93m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit, bath with shower attachment and shower, double glazed window to the side, fully tiled walls, radiator.

EXTERNAL The property is approached via a paved pathway which runs the perimeter of the property with turfed lawns, to the rear of the property there is a single detached garage and driveway parking.





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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.