

FOR SALE



Wending Close, Bentilee, Stoke On Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000





ENTRANCE HALL Entered via a UPVC front door, stairs to first floor.

- Semi-Detached Family Home
- Popular Residential Estate
- Three Bedrooms
- Gardens Front & Rear
- Overlooking Fields to the Front
- No Onward Chain
- Council Tax Band - A

LOUNGE 19' 0" x 10' 7" (5.80m x 3.23m) Electric fire with feature surround, double glazed window to the front elevation, patio doors to the rear elevation opening onto the rear garden, radiator.

KITCHEN 10' 9" x 10' 5" (3.28m x 3.18m) 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, space for appliances, dual aspect double glazed windows to the rear and side elevations, radiator.

UTILITY ROOM 7' 5" x 8' 2" (2.27m x 2.51m) Having dual aspect double glazed windows to the front and side elevations, UPVC door giving access to the side of the property, space and plumbing for washing machine.

BEDROOM ONE 12' 3" x 10' 10" (3.75m x 3.31m) Double glazed window to the front elevation, radiator.

BEDROOM TWO 9' 1" x 10' 8" (2.77m x 3.26m) Double glazed window to the front elevation, radiator.

BEDROOM THREE 10' 5" x 6' 6" (3.19m x 2m) Double glazed window to the rear elevation, radiator.

BATHROOM 7' 6" x 4' 11" (2.30m x 1.52m) White suite comprising; pedestal hand wash basin and bath with shower over, double glazed window to the rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		



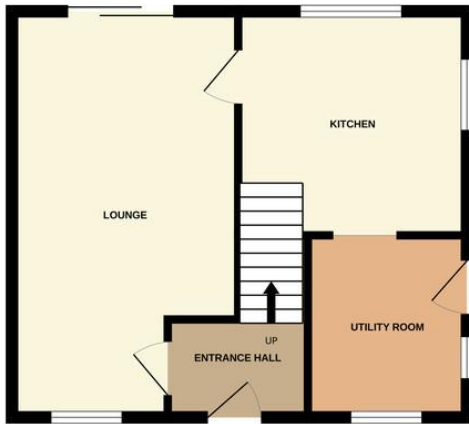
elevation, radiator.

WC Low level WC.

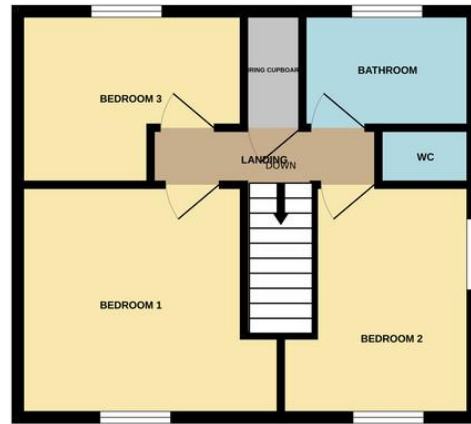
EXTERNAL The property is approached via a paved pathway with adjacent turfed lawn. To the rear there is a low maintenance pave garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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