

**FOR SALE**



**Matthews Walk, Hanley, Stoke-on-Trent**

**1 Bedroom, 1 Bathroom, Flat**

**Offers In Excess Of £60,000**





**OVERVIEW** Welcome to this ground-floor flat. This lovely property is up for sale and is in good condition, ready for you to move in or invest.

- Ground-floor flat
- Spacious open-plan reception room
- Modern kitchen with appliances
- Built-in pantry storage
- Generous double bedroom
- Close to city centre
- No Onward Chain

Step inside and be greeted by a spacious, open-plan reception room. This area is perfect for entertaining guests or enjoying a quiet evening in.

The property boasts a modern kitchen, complete with updated appliances. A built-in pantry provides ample storage space, and the open-plan design allows for a seamless transition between cooking and living areas.

The flat offers a generous double bedroom. The room is ample enough to comfortably fit a double bed and still have space for your belongings.

You will find a large bathroom in the property which is well-maintained, further highlighting the good condition of the property.

Located close to Hanley city centre, the flat benefits from excellent public transport links and local amenities. Whether you're looking to invest or searching for a place to call home, this property is an excellent choice.

In conclusion, this open-plan, ground-floor flat is a true gem in a convenient location.

**ENTRANCE HALL** 21' 9" x 2' 11" (6.64m x 0.90m)  
Intercom entry system.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

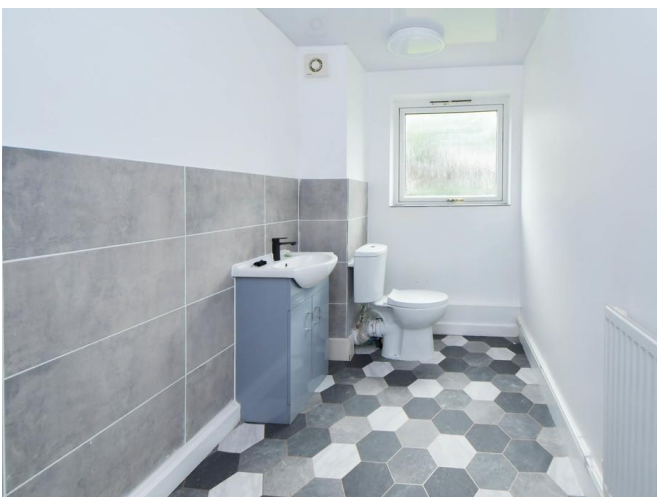




**LOUNGE/DINER/KITCHEN 17' 1" x 15' 3" (5.23m x 4.66m)** A spacious open plan lounge and kitchen having two double glazed windows to the front elevation, two radiators. The kitchen is fitted with a range of modern wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, two built in storage cupboards.

**BEDROOM 11' 10" x 11' 4" (3.61m x 3.46m)** Double glazed window to the front elevation, radiator.

**BATHROOM 11' 10" x 5' 5" (3.61m x 1.66m)** Modern white suite comprising; low level WC, hand wash basin set in vanity unit and shower cubicle, double glazed window to the front elevation, radiator.





## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: [stokeontrent@martinco.com](mailto: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.