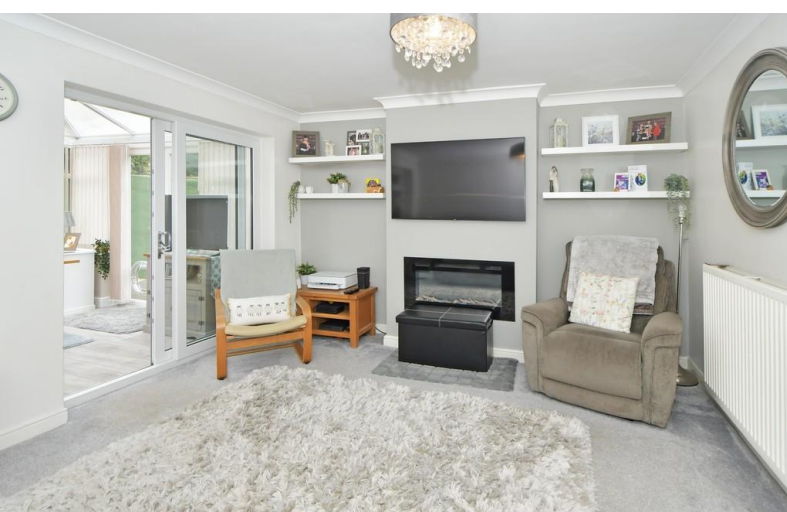


FOR SALE



Lauren Close, Fenton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £180,000


MARTIN&CO



Lauren Close, Fenton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £180,000

- Immaculate semi-detached property
- Spacious corner plot
- Convenient for town centres
- Three comfortable bedrooms
- Modern kitchen appliances

OVERVIEW Welcome to your beautiful future home! We are thrilled to present for sale this immaculate, semi-detached property, a gem in a lovely cul-de-sac location. The property sits on a spacious corner plot, making it a stand-out choice for home buyers. It's ideally situated, convenient for both Hanley and Longton town centres, offering superb road links.

The house accommodates a lounge, three bedrooms, one bathroom, modern kitchen equipped with up-to-date appliances, ready to inspire your inner chef. Complementing the kitchen is a stylish bathroom featuring a luxurious rain shower and a heated towel rail.

One of the unique features that sets this property apart is the conservatory. It provides additional living space and a wonderful view of the garden. The garden itself is a perfect spot for your morning coffee or to entertain guests during a summer barbecue. Plus, with the added convenience of parking, this property ticks all the boxes.

In terms of location, this property offers it all. With nearby schools, local amenities, public transport links, and parks, it's an ideal home for families and couples alike.

ENTRANCE HALL 9' 1" x 6' 2" (2.78m x 1.88m)
Entered via a UPVC front door, stairs to first floor, radiator.

KITCHEN 9' 1" x 7' 9" (2.78m x 2.38m) Fitted with a range of modern wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, integrated electric oven and hob with extractor, space for appliances, double glazed window to the front elevation, chrome heated towel rail.





LOUNGE/DINER 14' 3" x 12' 6" (4.36m x 3.83m) A spacious and welcoming reception room having wall mounted inset fire, patio doors opening into the conservatory and double glazed window to the rear elevation, radiator.

CONSERVATORY 10' 11" x 9' 7" (3.33m x 2.94m) UPVC framed with brick dwarf wall and French doors opening onto the rear garden, wood effect laminate flooring.

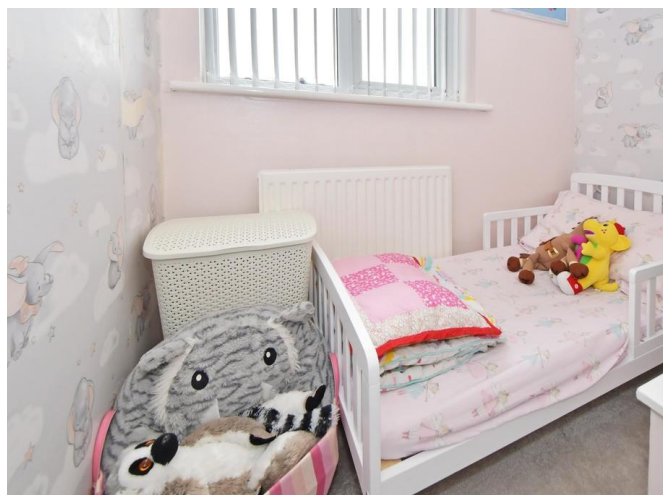
BEDROOM ONE 11' 5" x 8' 2" (3.48m x 2.50m) Having fitted wardrobes, double glazed window to the rear elevation, radiator.

BEDROOM TWO 10' 4" x 7' 7" (3.16m x 2.32m) Double glazed window to the front elevation, radiator.

BEDROOM THREE 7' 9" x 6' 6" (2.37m x 1.99m) Double glazed window to the front elevation, built in storage cupboard, radiator.

BATHROOM 6' 3" x 5' 9" (1.92m x 1.76m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with rainfall shower over, double glazed window to the rear elevation, heated towel rail.

EXTERNAL The property sits in a prime position at the head of a cul-de-sac with ample driveway parking for a number of vehicles, access to the side of the property leads through to a generously sized rear garden which is low maintenance with artificial turf lawn, decked seating area and summer house all of which benefits from a good degree of privacy. There is potential for extension to the side (subject to the relevant permissions).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		





Ground Floor

First Floor

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.