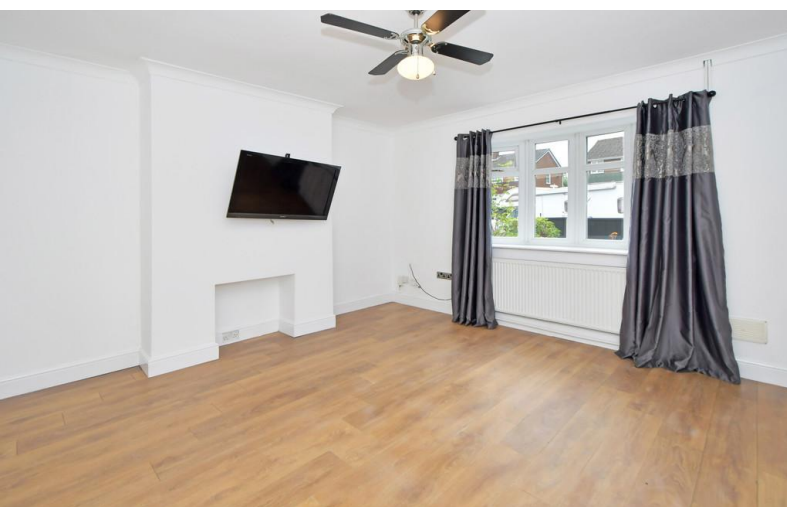


FOR SALE



New Hayes Road, Tunstall, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £135,000


MARTIN&CO



New Hayes Road, Tunstall, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £135,000

- Three bedrooms
- Well-proportioned reception room
- Superb open-plan kitchen
- Dining space in kitchen
- Low maintenance gardens



ENTRANCE HALL 3' 9" x 3' 6" (1.16m x 1.08m)
Entered via a UPVC front door, stairs to first floor, double glazed window to the side elevation.

LOUNGE 14' 7" x 13' 3" (4.46m x 4.06m) Having double glazed bow bay window to the front elevation, wood effect laminate flooring, radiator.

KITCHEN/DINER 14' 7" x 8' 1" (4.46m x 2.48m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, two double glazed windows to the rear elevations, radiator.

REAR LOBBY 3' 0" x 2' 10" (0.92m x 0.87m) Storage cupboard, door giving access to the rear garden.

WC 4' 9" x 3' 0" (1.45m x 0.92m) Modern white suite comprising; low level WC and hand wash basin set in vanity unit, double glazed window to the side elevation, housing gas boiler.

LANDING Attic access, double glazed window to the side elevation.

BEDROOM 13' 3" x 11' 3" (4.06m x 3.43m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

BEDROOM 9' 7" x 8' 1" (2.94m x 2.48m) Double glazed window to the rear elevation, wood effect laminate flooring, radiator.

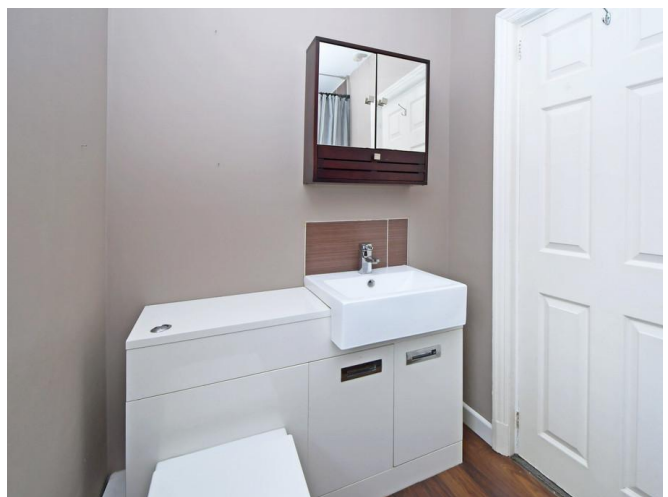
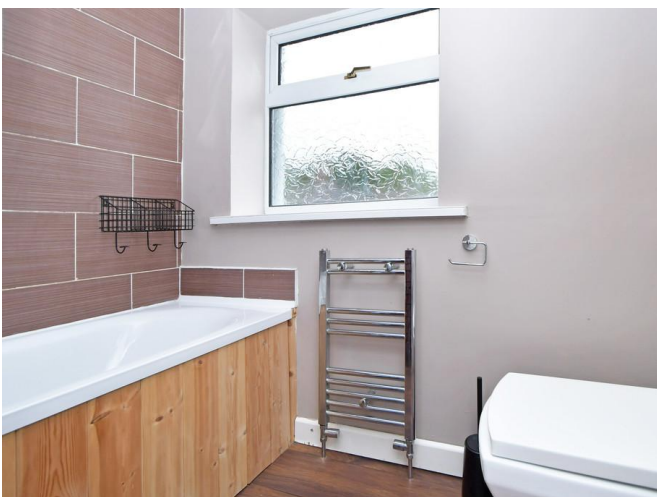
BEDROOM 8' 4" x 6' 4" (2.56m x 1.94m) Double glazed window to the front elevation, radiator.

BATHROOM 7' 10" x 4' 9" (2.41m x 1.45m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath, double glazed window to the



rear elevation, wood effect flooring, chrome heated towel rail.

EXTERNAL The property is approached via a paved pathway with central flower bed. Access to the side of the property leads through to a low maintenance garden with Indian Stone patio, single garage and planting borders.





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All measurements are approximate and for display purposes only

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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.