

FOR SALE



Passion Flower Grove, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £174,500



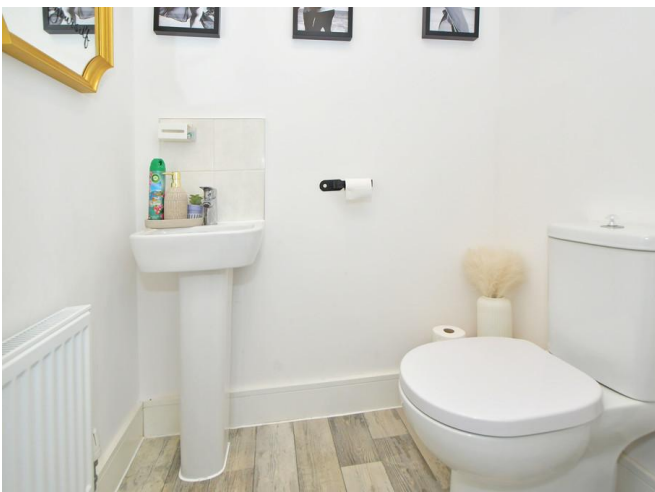


Passion Flower Grove, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £174,500

- Mid Terraced House
- Two Bedrooms
- Kitchen Diner
- Parking For Two Cars
- Gas Central Heating



Modern mid terraced home, with accommodation comprising; entrance hall, lounge, kitchen/diner, two bedrooms and bathroom. Externally there is off road parking to the front with an enclosed garden to the rear.

HALL 4' 11" x 4' 5" (1.5m x 1.35m) Entrance door, radiator, access to downstairs cloakroom

GROUND FLOOR CLOAKROOM 4' 11" x 3' 5" (1.5m x 1.04m) LLWC, wash hand basin, radiator

LOUNGE 14' 9" x 11' 0" (4.5m x 3.35m) Upvc window to the front, radiator, under stairs cupboard, stairs to first floor

KITCHEN/DINER 14' 11" x 8' 5" (4.55m x 2.57m) Wall and base units with worktops over, built in oven and hob, extractor fan, stainless steel sink, space for washing machine and fridge freezer, boiler, Upvc window to the rear, Upvc French doors to the rear

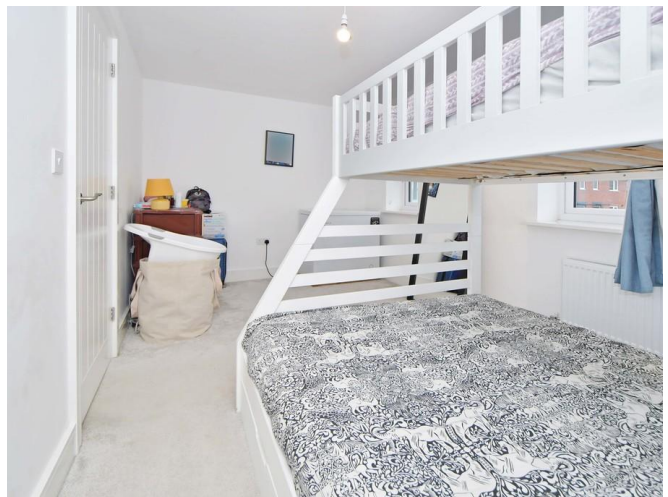
BEDROOM ONE 14' 11" x 8' 1" (4.55m x 2.46m) Two Upvc windows to the front elevation, radiator

BEDROOM TWO 14' 11" x 8' 5" (4.55m x 2.57m) Two Upvc windows to the rear elevation, fitted mirrored wardrobes, radiator

BATHROOM 6' 3" x 6' 3" (1.91m x 1.91m) Three piece bathroom suite comprising of bath with shower over, LLWC and wash hand basin, radiator

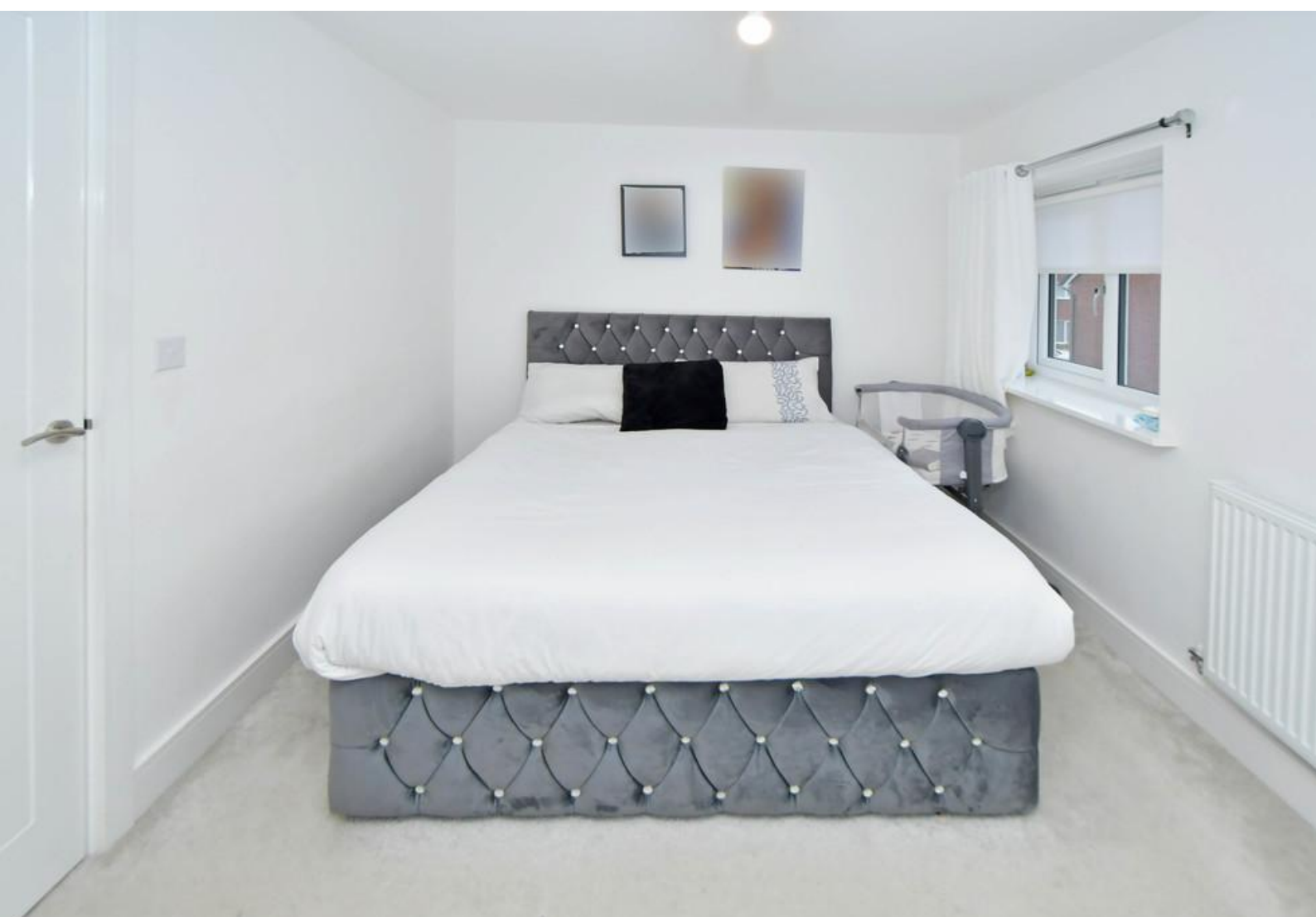
EXTERNAL Front; parking for two cars, lawn

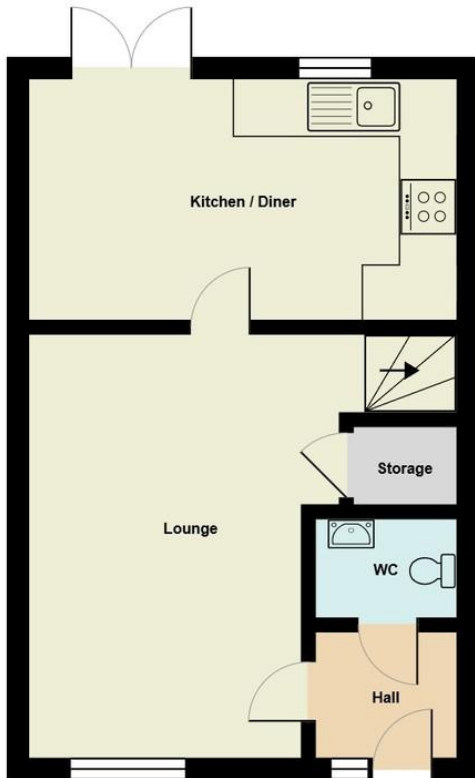
Rear; Lawn, enclosed by fence, gated access



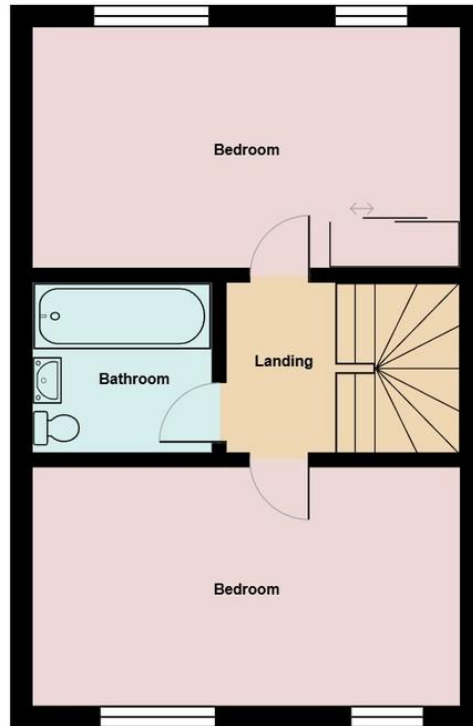


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





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>



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