

FOR SALE



Farnworth Road, Meir Hay, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £170,000



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- Two double bedrooms
- Contemporary bathroom
- Beautifully landscaped garden
- Garden office space
- Driveway parking

ENTRANCE HALL 7' 6" x 3' 10" (2.31m x 1.17m)
Entered via a composite front door, storage cupboard.

LOUNGE 15' 10" x 10' 9" (4.85m x 3.30m) Having a bow bay window to the front elevation, stairs to first floor, wall mounted electric fire, wood effect laminate flooring, radiator.

KITCHEN 10' 9" x 7' 5" (3.30m x 2.27m) Fitted with a range of modern and contemporary wall and base units with complementary worksurface over which incorporates a sink unit and drainer with mixer tap., integrated oven and hob, space for appliances, composite door giving access to the rear garden, double glazed window to the rear elevation, wood effect laminate flooring, housing gas combination boiler.

LANDING 10' 7" x 5' 7" (3.24m x 1.71m) Loft access and airing cupboard.

BATHROOM 8' 7" x 5' 0" (2.64m x 1.53m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, part tiled walls, double glazed window to the side elevation, wood effect laminate flooring, chrome heated towel rail.

BEDROOM ONE 10' 9" x 10' 0" (3.30m x 3.05m)
Double glazed window to the front elevation, radiator.

BEDROOM TWO 10' 9" x 8' 3" (3.30m x 2.54m)
Double glazed window to the rear elevation, radiator.





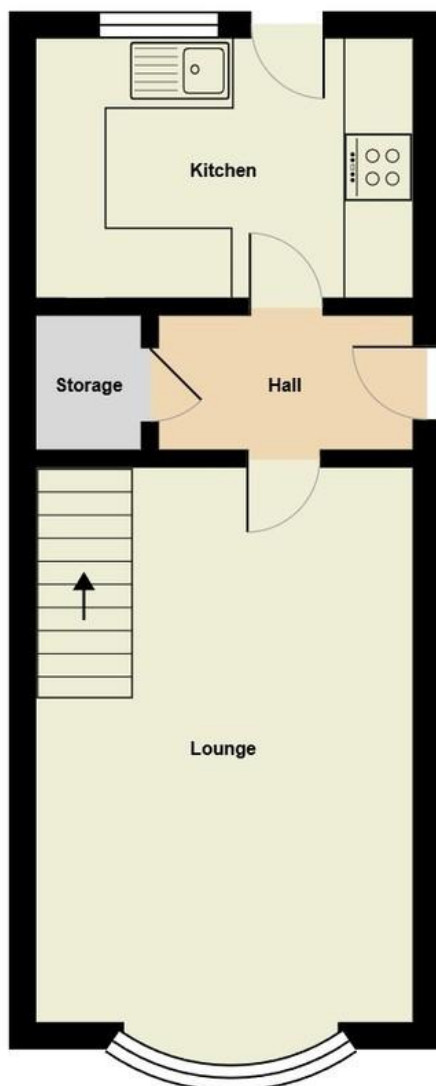
EXTERNAL The property is approached via a paved driveway with adjacent low maintenance front garden. An access gate to the side gives access to an impressively landscaped garden with decked patio, artificial turf seating area and shed/bar which still offers further potential.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(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

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