

**FOR SALE**



**Pillar Close, Bentilee, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**Offers In Excess Of £170,000**





## Pillar Close, Bentilee, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £170,000

- Modern End Town House
- Immaculate Condition Throughout
- Ideal for First Time Buyers
- Gardens Front and Rear
- Driveway Parking



ENTRANCE HALL 5' 5" x 4' 7" (1.65m x 1.4m) Door to hallway. Window to side elevation. Radiator. Door to Lounge. Stairs to First Floor.

LOUNGE 13' 11" x 11' 11" (4.24m x 3.63m) Window to front elevation. Radiator. Door to Kitchen/Diner.

KITCHEN/DINER 14' 0" x 9' 11" (4.27m x 3.02m) Fitted with a range of base and eye level units with worktops over. Integrated gas hob and electric oven. Sink unit. Plumbing for automatic washing machine and dishwasher. Space for Fridge/Freezer. Radiator. Window to rear elevation. Door to Inner Hallway.

INNER HALLWAY 4' 10" x 3' 8" (1.47m x 1.12m) Window to side elevation. Doors to Storage Cupboard, Cloakroom w.c. and rear garden.

STORAGE CUPBOARD 6' 4" x 2' 10" (1.93m x 0.86m) Useful storage space.

CLOAKROOM W.C. 6' 2" x 4' 10" (1.88m x 1.47m) W.C. Wall mounted wash hand basin with tiled splashback. Radiator. Window to rear elevation.

LANDING 10' 8" x 6' 3" (3.25m x 1.91m) Radiator. Window to side elevation.

AIRING CUPBOARD 2' 8" x 2' 6" (0.81m x 0.76m)

BEDROOM 13' 11" x 8' 10" (4.24m x 2.69m) Window to front elevation. Radiator.

BEDROOM TWO 14' 0" x 8' 10" (4.27m x 2.69m) Window to rear elevation. Radiator.

BEDROOM THREE/STUDY 10' 8" x 6' 3" (3.25m x 1.91m) Window to front elevation. Radiator.



SHOWER ROOM 6' 4" x 6' 2" (1.93m x 1.88m)  
Separate Shower Cubicle. W.C. Wash Hand Basin.  
Radiator. Window to rear elevation.

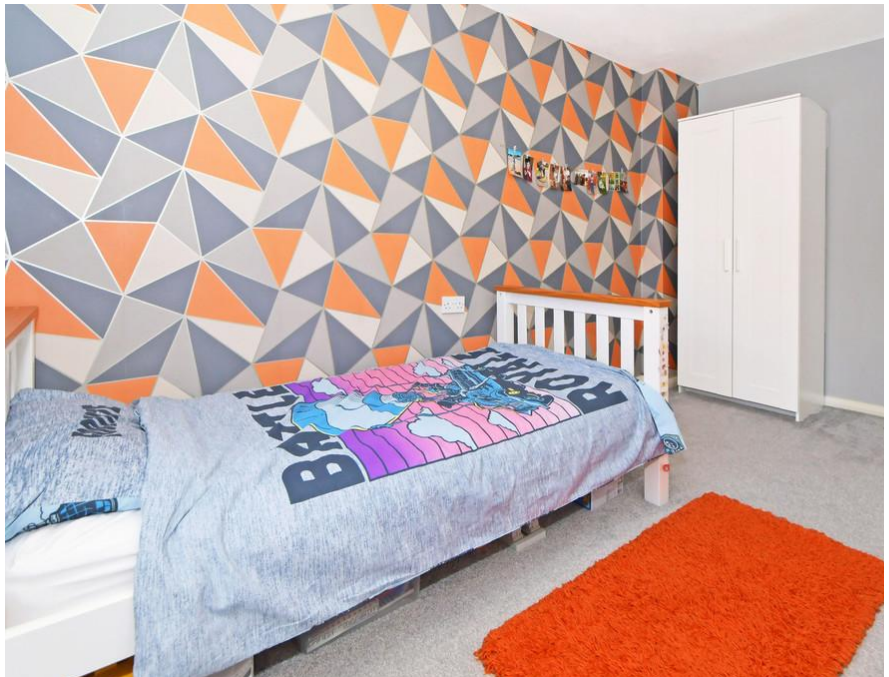
#### EXTERNALLY

FRONT GARDEN The property is accessed via a paved pathway with lawned garden to the side.

REAR GARDEN Enclosed rear garden which is well maintained and laid mainly to lawn with a paved patio area.



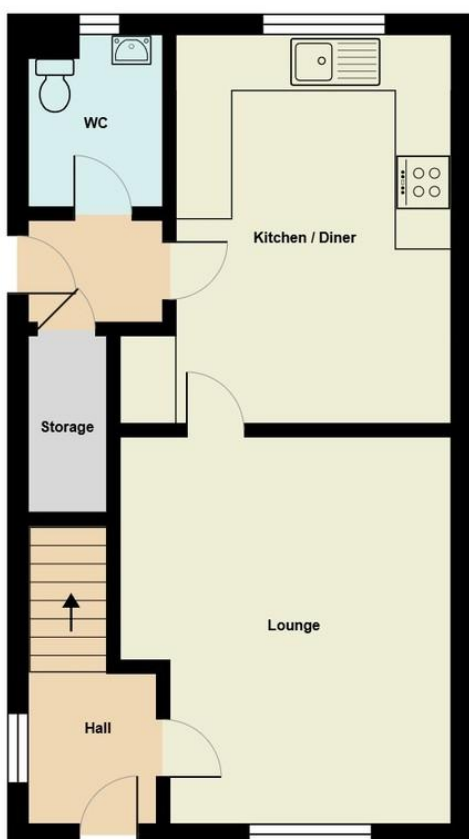




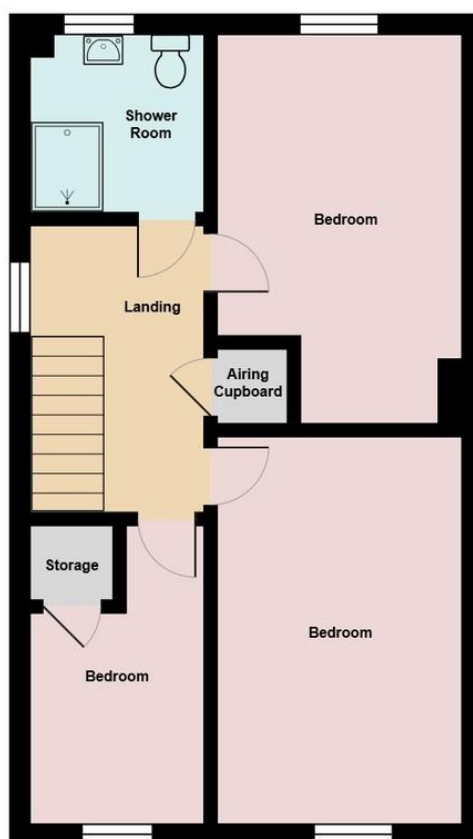
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		







**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

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**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 m 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.