

FOR SALE



Godwin Way, Trent Vale, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Townhouse

Asking Price: £195,000



Godwin Way, Trent Vale, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Offers In Excess Of £200,000

- Master bedroom with en-suite
- Spacious three-floor layout
- Welcoming reception room
- Allocated rear parking
- Easy access to transport

OVERVIEW Step right in and enjoy the charm of this delightful 3-bedroom town house, available for sale, boasting a wonderful location and a handful of unique features. The property is in good condition and is ideal for families, offering spacious and well-proportioned accommodation split over three floors.

As you enter, you'll find a welcoming reception room where you can relax and entertain guests. The house also features a convenient kitchen, perfect for the family chef to cook up a storm.

When it's time to retire for the day, the three bedrooms offer a peaceful sanctuary. The first bedroom is a comfortable double room, perfect for guests or growing kids. The second bedroom is a single room, providing a cosy space. The highlight of the property is undoubtedly the master bedroom located on the second floor, complete with an en-suite and built-in wardrobes, offering privacy and plenty of space for your belongings.

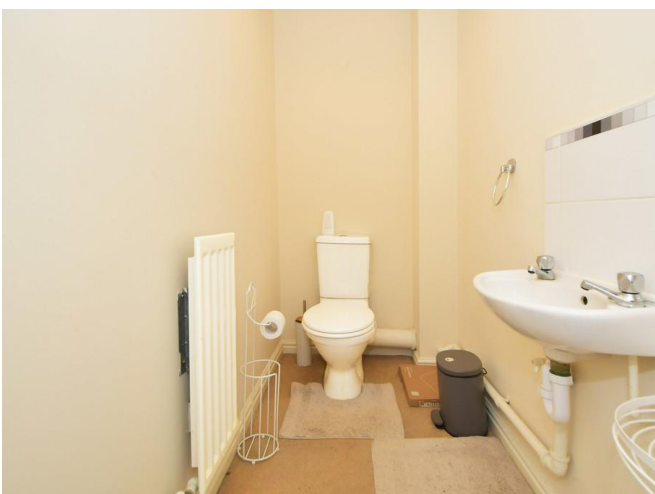
The house is equipped with two bathrooms, with one featuring a separate shower unit for your convenience.

Adding to the appeal of this property are the unique features such as allocated parking to the rear and a lovely garden. These make for a delightful outdoor space where you can enjoy the sunshine and fresh air.

The property is also ideally located with easy access to public transport links, nearby schools, and local amenities. In short, this town house could be your perfect family home!

ENTRANCE HALL 4' 0" x 3' 2" (1.24m x 0.98m) Stairs to first floor.

LOUNGE 14' 6" x 12' 2" (4.44m x 3.72m) Living flame





gas fire with feature surround, double glazed window to the front elevation, radiator.

WC 6' 2" x 3' 6" (1.89m x 1.07m) White suite comprising; low level WC and wall mounted hand wash basin, radiator.

KITCHEN/DINER 12' 2" x 11' 10" (3.72m x 3.62m) Spacious kitchen/diner fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the rear elevation and double glazed French doors opening onto the rear garden, radiator.

LANDING 15' 4" x 5' 10" (4.68m x 1.79m) Stairs leading to second floor, double glazed window to the front elevation, radiator.

BATHROOM 6' 7" x 6' 0" (2.02m x 1.85m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath, radiator.

BEDROOM 12' 2" x 11' 1" (3.72m x 3.40m) Double glazed window to the rear elevation, radiator.

BEDROOM 9' 11" x 6' 0" (3.04m x 1.85m) Double glazed window to the front elevation, radiator.

MASTER BEDROOM 12' 2" x 10' 11" (3.72m x 3.33m) Having double glazed window to the rear elevation, radiator.

DRESSING ROOM 9' 0" x 7' 0" (2.75m x 2.14m) Fitted wardrobes, radiator.


ENSUITE 12' 2" x 5' 11" (3.72m x 1.82m) Modern white four piece suite comprising; low level WC, pedestal hand wash basin, bath and shower unit, double glazed window to the front elevation, airing cupboard, radiator.

EXTERNAL To the front of the property there is paved steps leading up to the front door with adjacent front garden. To the rear there is a tiered low maintenance



garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(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 

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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.