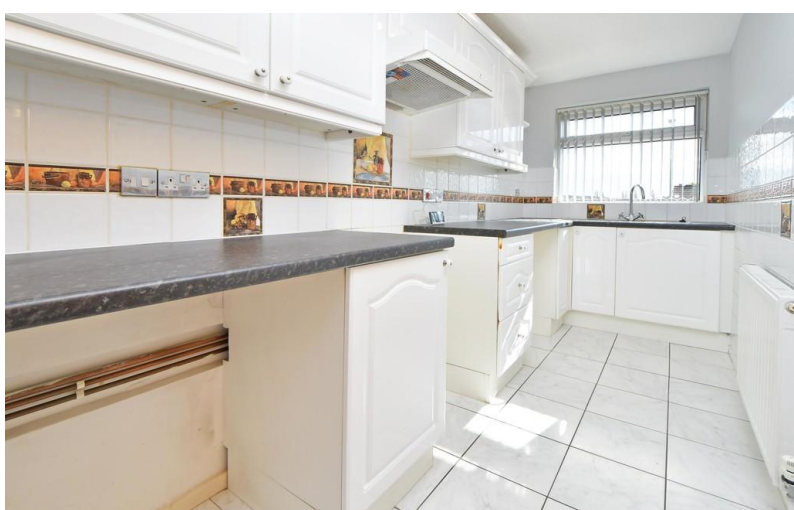


FOR SALE



Fleckney Avenue, Meir Hay, Stoke-on-Trent

1 Bedroom, 1 Bathroom, Semi-Detached Bungalow

Offers In Excess Of £140,000



- Immaculate semi-detached bungalow
- Modern stylish decor
- Sought-after location
- Spacious reception room
- Double bedroom with wardrobes
- Lovely conservatory
- EPC - C

OVERVIEW Ladies and Gentlemen, allow me to introduce you to this immaculate semi-detached bungalow that is currently listed for sale. This property is a perfect embodiment of modern, stylish decor, and it's located in a sought-after location close to local amenities.

Stepping inside, you'll find a charmingly spacious reception room that boasts a cosy fireplace, ideal for those chilly evenings. The reception room adjoins a naturally lit kitchen, offering a warm and welcoming space to prepare your meals.

Following on, we have a generously sized double bedroom with built-in wardrobes, offering ample storage for your belongings. The bathroom doesn't disappoint either, equipped with a luxurious rain shower and a heated towel rail, providing a sense of elegance and comfort.

This property holds a unique feature that certainly adds to its charm - a lovely conservatory overlooking a tiered but low maintenance garden. This space is perfect for enjoying a warm cup of tea on a cool morning, or simply unwinding with a book in the afternoon.

Additionally, the property benefits from a car port, ensuring your vehicle is protected from the elements. The garden offers a peaceful outdoor space, perfect for those who enjoy a bit of gardening or outdoor relaxation.





Ideal for couples looking to downsize, this bungalow provides the perfect balance between size, comfort, and convenience. With its unique features and desirable location, this property is sure to be a wonderful place to call home.

ENTRANCE HALL 7' 11" x 5' 10" (2.42m x 1.78m) Entered via a UPVC glazed door, airing cupboard, wood effect laminate flooring, radiator.

LOUNGE 15' 0" x 9' 4" (4.58m x 2.86m) Having double glazed bow bay window to the front elevation, electric fireplace with feature surround, wood effect laminate flooring, radiator.

KITCHEN 12' 2" x 5' 1" (3.71m x 1.57m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the front elevation, ceramic tiled floor, radiator.

BEDROOM 12' 5" x 8' 5" (3.79m x 2.59m) Having a range of fitted wardrobes, double glazed patio doors opening into the conservatory, radiator.

SHOWER ROOM 7' 0" x 5' 8" (2.15m x 1.75m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and shower unit, double glazed window to the rear elevation, ceramic tiled floor,



chrome heated towel rail.

CONSERVATORY 7' 6" x 7' 3" (2.31m x 2.23m) UPVC frame with brick dwarf wall, UPVC French door opening onto the rear garden, ceramic tiled floor.

EXTERNAL The front of the property offers a block paved driveway with covered car port and low maintenance garden. A side access gate leads through to a tiered but low maintenance garden which enjoys a good degree of privacy.





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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.