



**29 Nelson Place, Stoke-on-Trent, ST1 3LX**  
Guide Price £225,000 Freehold



## Nelson Place, Hanley

3 Bedrooms, 2 Bathroom

**Guide Price £225,000**

- Currently Under Construction
- Semi-detached Family Home
- Three Storey, 3 Bedrooms
- Integral Garage & Driveway
- Bathroom & En-suite
- Gardens Front & Rear
- ARC 10 Year Warranty

**SPECIFICATION** Each property will be finished to an exacting specification to include underfloor heating on the ground floor, 'Howdens' kitchens and modern sanitary ware. A choice of kitchen style, tiling and flooring is available to discerning buyers who reserve early. Upgrades available at additional costs to be agreed.

KITCHEN/DINER 15' 3" x 11' 11" (4.65m x 3.63m)

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WC 6' 6" x 2' 9" (2m x 0.84m)

LOUNGE 15' 3" x 9' 10" (4.65m x 3m)

MASTER BEDROOM 6' 6" x 12' 3" (2m x 3.73m)

ENSUITE 8' 4" x 3' 3" (2.54m x 0.99m)

BEDROOM TWO 15' 3" x 7' 3" (4.65m x 2.21m)

BEDROOM THREE 15' 3" x 9' 2" (4.65m x 2.79m)

BATHROOM 8' 3" x 6' 5" (2.51m x 1.96m)

GARAGE 8' 8" x 16' 0" (2.64m x 4.88m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 form 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.

