

FOR SALE



Ubberley Road, Bentilee, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

Offers In Excess Of £140,000

- Immaculate semi-detached house
- Three spacious bedrooms
- Open-plan kitchen with dining area
- Landscaped private rear garden
- Near well-regarded local schools

OVERVIEW Welcome to this immaculate semi-detached house, proudly offered for sale in a popular residential area. This lovely three-bedroom home is ideally situated close to excellent public transport links, well-regarded nearby schools, and a range of local amenities, making it a fantastic choice for first-time buyers, families, or investors alike.

Step inside to discover a fresh and inviting interior. At the heart of the home is an open-plan kitchen, complete with dining space-perfect for family meals or entertaining friends. The three well-proportioned bedrooms include two doubles and a spacious single, offering plenty of accommodation for everyone.

The family bathroom is stylishly finished, featuring a modern rain shower and a heated towel rail for that extra touch of luxury and comfort.

The property's standout feature is the impressive landscaped rear garden-a wonderful outdoor space where you can relax, play, or host summer gatherings. Thoughtfully designed, the garden provides plenty of room for children or pets to enjoy.

There is convenient driveway parking available, adding to the overall ease of living in this beautiful home.

LOUNGE 14' 7" x 11' 4" (4.46m x 3.46m) Entered via a composite front door with decorative glazed panels, double glazed bow bay window to the front elevation, stairs to first floor, two radiators.

KITCHEN/DINER 17' 10" x 10' 1" (5.46m x 3.08m) A spacious and modern kitchen/diner fitted with a range of modern wall and base units with complementary work surface over which incorporates a stainless steel





sink unit and drainer, integrated oven and hob with extractor hood, space for appliances, dedicated dining area, door giving access to the rear garden, under stairs storage cupboard, dual aspect double glazed windows to both the rear and side elevations, two radiators.

WC 4' 6" x 2' 5" (1.39m x 0.76m) Modern white suite comprising; low level WC and hand wash basin, double glazed windows to the side elevation, radiator.

LANDING 10' 3" x 6' 1" (3.14m x 1.87m) Double glazed window to the side elevation, airing cupboard.

BEDROOM ONE 10' 1" x 9' 10" (3.09m x 3.00m) Double glazed window to the rear elevation, built in storage cupboards, wood effect laminate flooring, radiator.

BEDROOM TWO 10' 0" x 8' 3" (3.06m x 2.52m) Double glazed window to the front elevation, radiator.

BEDROOM 9' 5" x 5' 4" (2.88m x 1.64m) Double glazed window to the front elevation, radiator.

BATHROOM 7' 9" x 5' 6" (2.37m x 1.68m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over and glass screen, dual aspect double glazed windows to the rear and side elevations, chrome heated towel rail.

EXTERNAL To the front of the property there is a paved driveway with double gated entry and a manicured lawned front garden. An access gate to the side leads through to a fabulous rear garden with a manicured lawned garden, raised decked seating area and garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(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		





All measurements are approximate and for display purposes only

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