



Bowlers Close,  
Festival Heights



**OneAgency**

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# Offers in Region of £138,000

Mid town house, located in a convenient location, within very close proximity of Festival Retail Park, a selection of restaurants and cinema. The property benefits from two parking spaces, rear garden and is considered ideal for both first time buyers and landlords. Viewing of this property which is offered with NO CHAIN involvement is highly recommended.







#### Entrance Hallway

Door to front, radiator, laminate floor, stairs first floor.

#### Kitchen

Fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, fitted oven and hob with extractor above, wall mounted Worcester boiler, part tiled walls, radiator.

#### Living Room

Two radiators, laminate floor, understairs storage area, sliding patio doors to rear.

#### Landing

Radiator, access to loft,

#### Bedroom One

Double glazed window to front, radiator, built-in storage area.

#### Bedroom Two

Two double glazed window to rear, radiator.

#### Bathroom

Bathroom suite comprising of panelled bath with shower above, WC, hand wash basin, radiator, part tiled walls.

#### Outside

Two off road parking spaces to the front, rear garden.

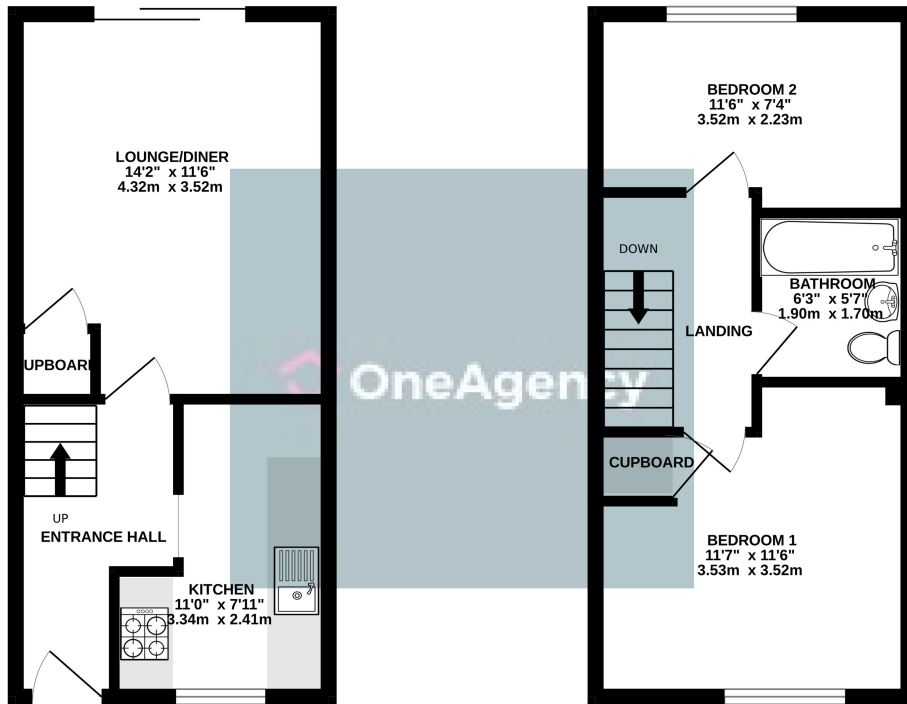
#### Agents Notes

Stoke-on-Trent Council Tax Band B.



GROUND FLOOR

1ST FLOOR



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.  
Made with MetroPix 62025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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, Scotland & Wales		
	EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.