



## Alexander Gate, Off Waterloo Road, Hanley

Stoke-On-Trent, Staffordshire, ST1 5EH

£155,000



**\*\*HELP TO BUY AVAILABLE\*\*PART EXCHANGE AVAILABLE\*\*** CALL 01782 206713 FOR FURTHER INFORMATION\*\*A brand new Three Bedroom town house located within walking distance of Hanley & Festival Park. The property in brief comprises; Entrance Hallway, Downstairs WC, Lounge Diner, Kitchen, Landing, Three Bedrooms, En-Suite & Family Bathroom.

### Property to sell?

If in order to purchase this property you wish to sell your existing property, please do not hesitate to contact our multi award winning group on 01782 206713 where a member of staff will be pleased to discuss its current market value, our fees and services with you.

### Part Exchange

Barratt Homes are offering part exchange on this plot. Call 01782 206713 to discuss in more detail.

### Hallway

### Cloaks

5 x 3'1 (1.52m x 0.94m)

### Lounge Diner

15'1 x 14'7 (4.60m x 4.45m)



### Kitchen

12'2 x 8'1 (3.71m x 2.46m)



### Landing

### Master Bedroom

11'9 x 8'6 (3.58m x 2.59m)



### En-Suite

8'6 x 4'4 (2.59m x 1.32m)

### Bedroom Two

10'3 x 8'6 (3.12m x 2.59m)



### Bedroom Three

8'11 x 6'3 (2.72m x 1.91m)





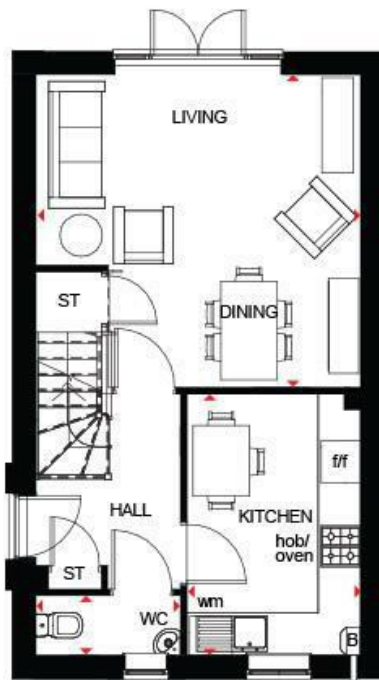
## Family Bathroom

8'8 x 6'1 (2.64m x 1.85m)



### Disclaimer

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Interior photography shows a typical Barratt homes interior and may include upgrades that do not come as standard.



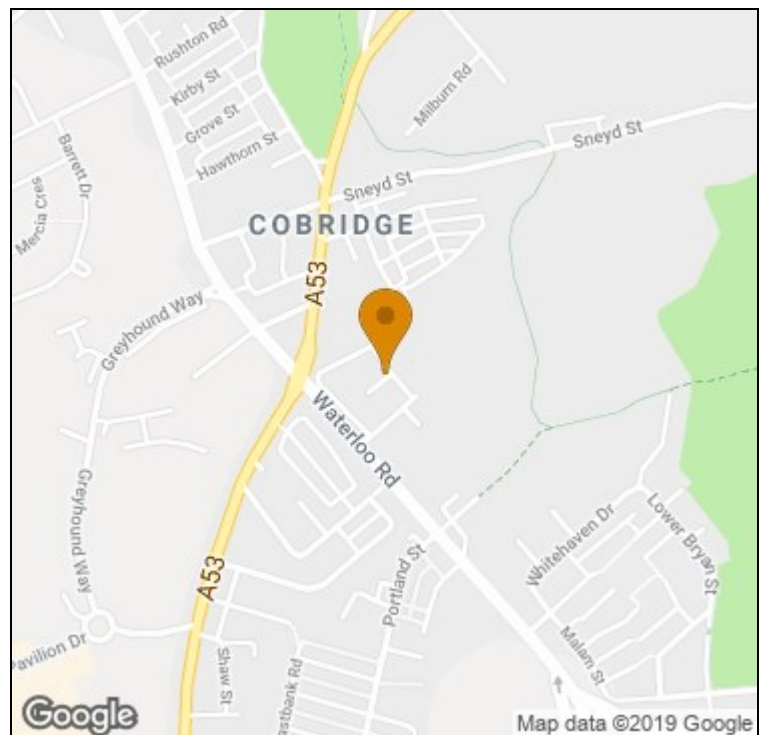
Ground



First

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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t: 01782206713 e: r.norton@goodchilds-uk.com

[www.goodchilds-uk.com](http://www.goodchilds-uk.com)