



Buxton Street, Stoke-on-Trent, ST1 6BN
Asking Price Of £95,000 Freehold



Buxton Street, Sneyd Green, Stoke-on-Trent

2 Bedrooms, 1 Bathroom
Asking Price Of £95,000

- Traditional Mid Terrace
- Pre Let Investment
- Two Reception Rooms
- Two Double Bedrooms
- Double Glazing
- Gas Central Heating
- Virtual Tour Available

Pre Let Investment Property. Martin & Co welcome to market this traditional mid terrace. Located in the ever popular residential area of Sneyd Green. Located close to Hanley town centre and with good road and rail links close by. The property comprises lounge, dining room, kitchen and family bathroom on the ground floor and with two double bedrooms on the first floor. The property benefits from having UPVC double glazed windows and gas central heating. A virtual tour is available.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FRONT RECEPTION ROOM 12' 1" x 11' 0" (3.69m x 3.36m) Entered via part glazed wood door. Laminate flooring, wall mounted central heating radiator, UPVC double glazed bay window to front elevation.

REAR RECEPTION ROOM 12' 3" x 12' 1" (3.75m x 3.69m) Simulated wood vinyl flooring, wall mounted central heating radiator, under stairs storage cupboard and UPVC double glazed window to rear elevation.

KITCHEN 10' 0" x 7' 1" (3.06m x 2.16m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Stainless steel sink and drainer with mixer tap over. Tiled flooring and tiled splash backs. Space for free standing cooker, fridge freezer and space and plumbing for washing machine. Wall mounted central heating radiator and UPVC double glazed window to side elevation.

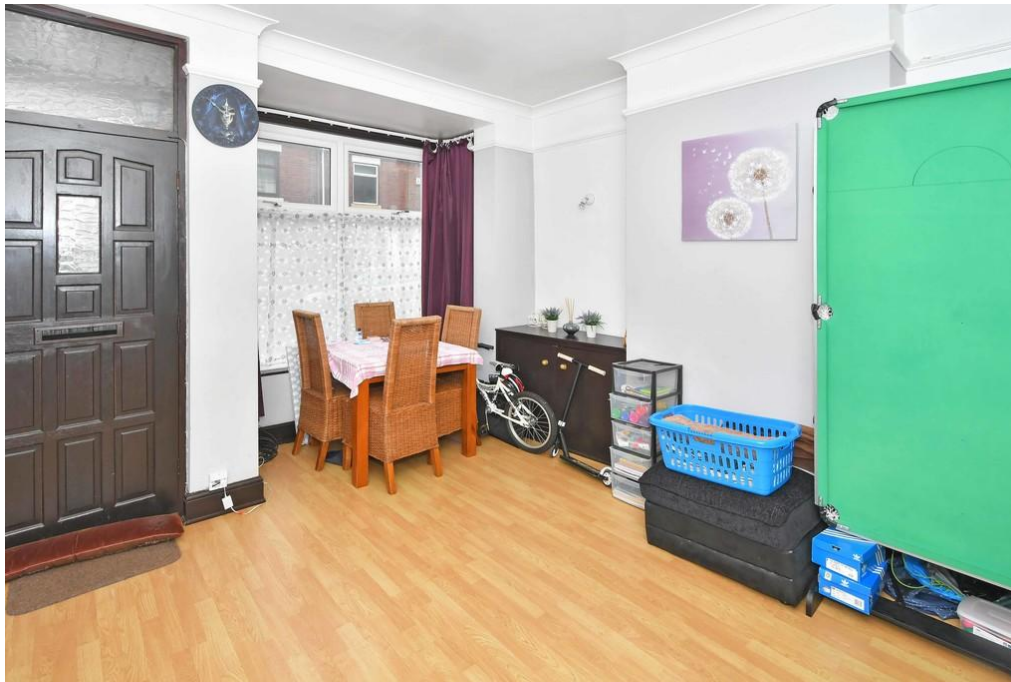
REAR HALLWAY Tiled flooring, door providing access to rear enclosed yard and airing cupboard with wall mounted central heating boiler.

BATHROOM 7' 1" x 6' 5" (2.16m x 1.97m) White three piece suite comprising of WC, pedestal wash hand basin and bath with shower over. Tiled flooring and walls, wall mounted central heating radiator and UPVC frosted double glazed window to side elevation.

STAIRS Carpeted flooring.

BEDROOM 12' 1" x 11' 3" (3.69m x 3.45m) Double bedroom with wood effect laminate flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

BEDROOM 12' 3" x 12' 1" (3.75m x 3.69m) Double bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.









All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

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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.

