



**Sandon Street, Stoke-on-Trent, ST1 4BJ**  
Asking Price Of £88,950 Freehold





## Sandon Street, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom  
Asking Price Of £88,950

- Pre Let Investment Property
- Two Double Bedrooms
- Kitchen/Diner
- One Reception Room
- Ground Floor Bathroom
- Double Glazing
- Gas Central Heating

Pre let investment property available to investors only. Martin & Co welcome to market this traditional mid terraced property located in Etruria. The property comprises Lounge, kitchen/diner and bathroom on the ground floor and has two double bedrooms in the first floor. The property is double glazed and has gas central heating. Available with a tenant in situ.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	69	
(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	



**RECEPTION ROOM 14' 2" x 11' 6" (4.33m x 3.51m)**  
Laminate flooring, wall mounted central heating radiator, UPVC double glazed window to front elevation and with stairs leading off.

**KITCHEN/DINER 22' 8" x 6' 3" (6.92m x 1.93m)** Fitted kitchen comprising of a range of base units with contrasting worktops over, stainless steel double sink with mixer tap over. Electric hob with oven below. Wall mounted central heating radiator, two UPVC double glazed windows to side elevation and UPVC double glazed French doors providing access to rear garden.

**BATHROOM 11' 1" x 4' 11" (3.38m x 1.5m)** White suite comprising of low level WC, pedestal wash hand basin and bath with shower over. Part tile and part laminate flooring, wall mounted central heating radiator and UPVC frosted double glazed window to rear elevation.

**STAIRS AND LANDING** Carpeted flooring.

**BEDROOM 11' 6" x 10' 11" (3.51m x 3.34m)** Double bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

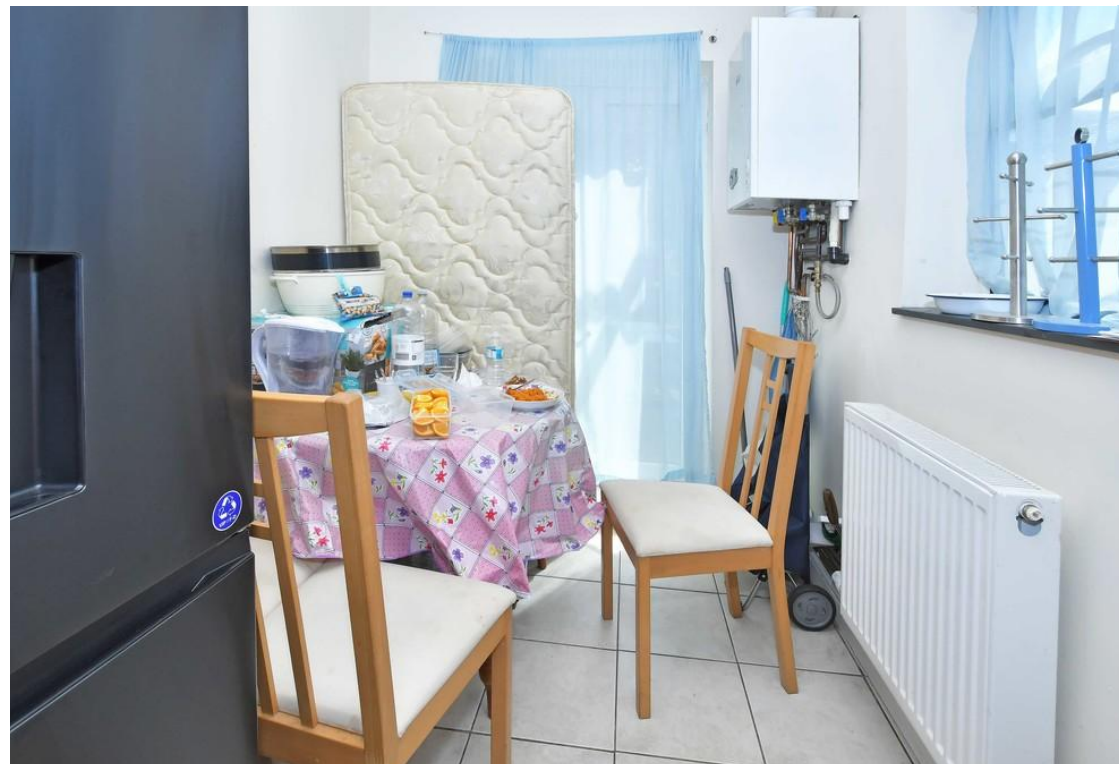
**BEDROOM 11' 6" x 11' 3" (3.51m x 3.45m)** Double bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

**OUTSIDE** To the rear of the property there is an enclosed courtyard garden.











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.

