

FOR SALE



Maclagan Street, Stoke on Trent

**2 Bedrooms, 1 Bathroom, Mid Terraced House
Asking Price Of £87,500**

MARTIN&CO



- Mid Terraced House
- Three Levels.
- Loft Converted
- Two Bedrooms.
- Large Kitchen/Diner
- Rear Yard
- On Road Parking

When In Doubt, Do It Out...

Martin & Co are delighted to welcome this spacious loft converted two bedroomed, mid terraced house to market.

Not only is it a spacious mid terrace with a garden, but it also has a loft converted it could be an office for those who work from home, or a walk in wardrobe for those who have more pairs of shoes than they do cutlery or it could be a zen den. It comprises of three bedrooms, one spacious reception room and a large kitchen/diner and a bathroom to the rear of the property.

In the sought-after area of Stoke On Trent, being very close to local amenities in the heart of Stoke On Trent or Newcastle Under Lyme. There are direct transport links to the A500, A50 and the M6 being a short drive away, the world is quite literally your oyster where this property is.

This property does need a bit of TLC, with a bit of love from the right person. Whether you're an investor looking for a property with margin or somebody who quite literally wants to make a house their own.





LOUNGE 11' 10" x 11' 5" (3.61m x 3.48m) Television aerial point, wooden front door, UPVC double glazed window to front elevation, wooden cupboard housing gas and electric metre, chimney breast, cast iron fireplace with tile back, wood laminate flooring, coving and central heating radiator.

KITCHEN/DINER 12' 4" x 11' 10" (3.76m x 3.61m) Range of wall and base units, wooden work tops over, built in oven and hob with extractor fan, stainless steel single sink, UPVC double glazed window to rear elevation, part tiled walls, inset spotlights, central heating radiator and wood lam floor.

UTILITY ROOM 7' 5" x 6' 6" (2.26m x 1.98m) Space and plumbing for washing machine, tumble dryer and dish washer, UPVC double glazed window to side elevation, hard wood door to rear elevation for bathroom access, door to side elevation for rear garden access, central heating boiler, vinyl flooring.

BATHROOM 8' 9" x 7' 5" (2.67m x 2.26m) Three-piece suite in white, corner bath, central heating radiator, part tiled walls, UPVC double glazed frosted window to side elevation, vinyl floor, loft access and inset spotlights.



BEDROOM 12' 1" x 11' 5" (3.68m x 3.48m) UPVC double glazed window to front elevation, chimney breast, with cast iron fireplace and central heating radiator.

BEDROOM 12' 1" x 9' 4" (3.68m x 2.84m) UPVC double glazed window to rear elevation, carpet to floor, chimney breast and central heating radiator.

LOFT ROOM 17' 3" x 10' 6" (5.26m x 3.2m) Loft conversion. Sky light windows, carpet to floor.

REAR YARD Enclosed by wall, wood gate to the rear for access, grass to lawn with paved walkway.





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 for 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.