

**FOR SALE**



**Rose Street, Northwood**  
**Asking Price Of £82,500**

  
**MARTIN & CO**





- Mid Terraced House
- Two Spacious Bedrooms
- Open Plan Lounge/Diner
- Family Bathroom
- Garden To Rear

### *Pre-Let Investment Opportunity*

Martin and Co are pleased to offer for rent this well presented 2 bedroomed mid terraced house. The property boasts an open lounge/dining room, gas central heating, lovely modern kitchen and downstairs bathroom. Externally the property has an enclosed rear yard.

Situated in the popular area of Northwood, makes this property a prime location to invest in. Being close to Staffordshire and Keele university, with bet365 and festival park not being to further distance. This property comes with direct public transport access into Hanley town centre and Newcastle Under Lyme town centre, easy access to the A500, A53 and the M6 only being a short drive away.



**LOUNGE/DINER** 23' 4" x 11' 5" (7.11m x 3.48m) Plastic exterior door to front elevation, UPVC double glazed windows to rear and front elevation, flame gas fire set on a tiled hearth with ornate tiled surround, two central heating radiators, carpet to floor

**KITCHEN** 12' 9" x 6' 0" (3.89m x 1.83m) UPVC exterior door to side elevation, UPVC double glazed window to side elevation, fitted kitchen, stainless steel sink, built in gas hob with electric oven, housing the eco compact boiler, central heating radiator and full tiled floor.

**BATHROOM** 6' 0" x 6' 0" (1.83m x 1.83m) Three piece suite in white, shower over bath, UPVC double glazed frosted window to side elevation, part tiled walls, radiator, tiled floor

**LANDING** 11' 5" x 2' 7" (3.48m x 0.79m) Radiator, carpet to floor

**BEDROOM** 11' 5" x 9' 11" (3.48m x 3.02m) UPVC double glazed window to front elevation, central heating radiator, carpet to floor

**BEDROOM** 10' 0" x 8' 1" (3.05m x 2.46m) UPVC double glazed window to rear elevation, built in storage cupboard, central heating radiator, carpet to floor

**REAR YARD** – Laid mainly to gravel, with a paved patio and paved walkway through. Enclosed by wooden fence with wooden door for access at the rear of the property.





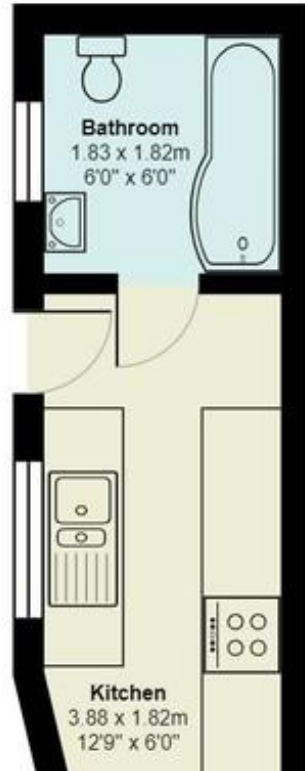


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		









## Martin & Co Stoke on Trent

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