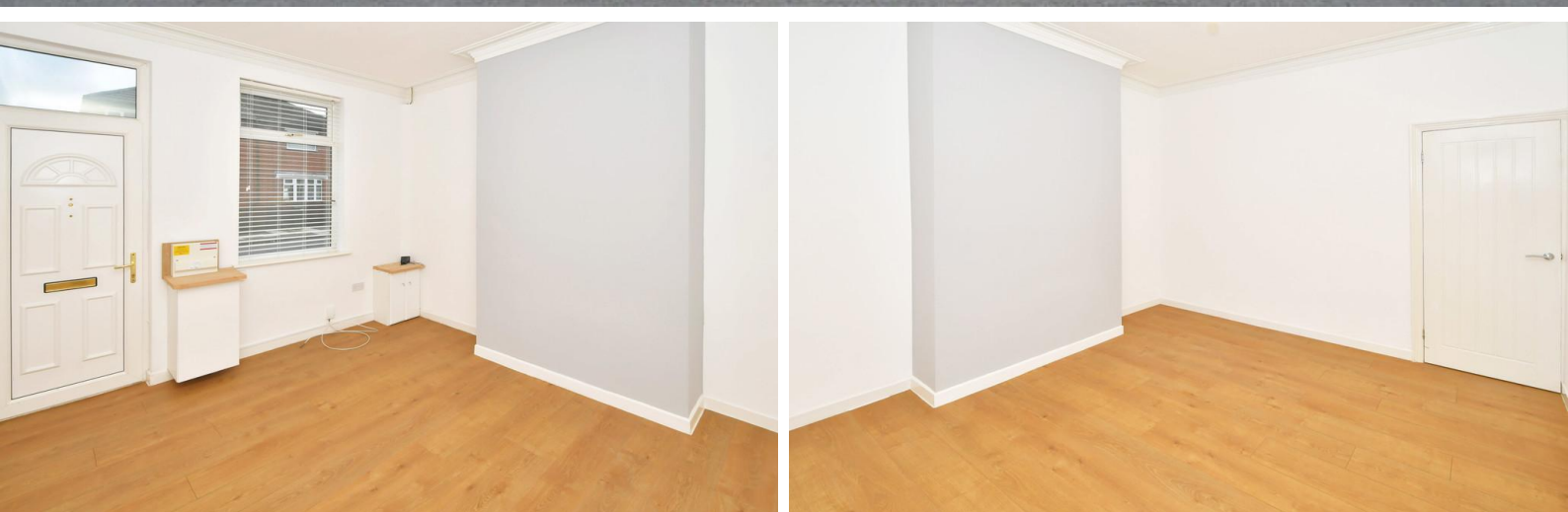


FOR SALE



Clanway Street, Tunstall, Stoke On Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £87,000

MARTIN&CO



Clanway Street, Tunstall, Stoke On Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £87,000

- Two Bedroom
- Gas Central Heating
- Double Glazing
- Rear Yard
- Two Reception Rooms



DINING ROOM 12' 1" x 11' 1" (3.68m x 3.38m) Upvc double glazed door to the front elevation, Upvc double glazed window, chimney breast, two wooden cupboard housing gas and electric meters, central heating radiator, wood laminate flooring

LOUNGE 11' 11" x 11' 1" (3.63m x 3.38m) Upvc double glazed window to the rear elevation, central heating radiator, under stairs storage, chimney breast, wood laminate flooring

KITCHEN 12' 4" x 5' 9" (3.76m x 1.75m) Upvc double glazed window to the side elevation, range of base units with worktop over, stainless steel 1 and a 1/2 bowl sink, built in oven and hob, extractor hood, space and plumbing for washing machine, space for fridge/freezer part tiled walls, tiled floor

INNER HALL 6' 3" x 2' 8" (1.91m x 0.81m) Upvc double glazed door to the rear elevation, space for tumble dryer with work top over, tiled floor

BATHROOM 6' 6" x 5' 10" (1.98m x 1.78m) Upvc frosted window to the side elevation, 3 piece suite in white with shower over with screen, heated towel rail, part tiled walls, tiled floor

LANDING AND STAIRS Carpet to floor

BEDROOM 12' 1" x 11' 1" (3.68m x 3.38m) Upvc double glazed window to the front elevation, chimney breast, central heating radiator, carpet to floor

BEDROOM 11' 11" x 11' 1" (3.63m x 3.38m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, built in storage cupboard with loft access, carpet to floor

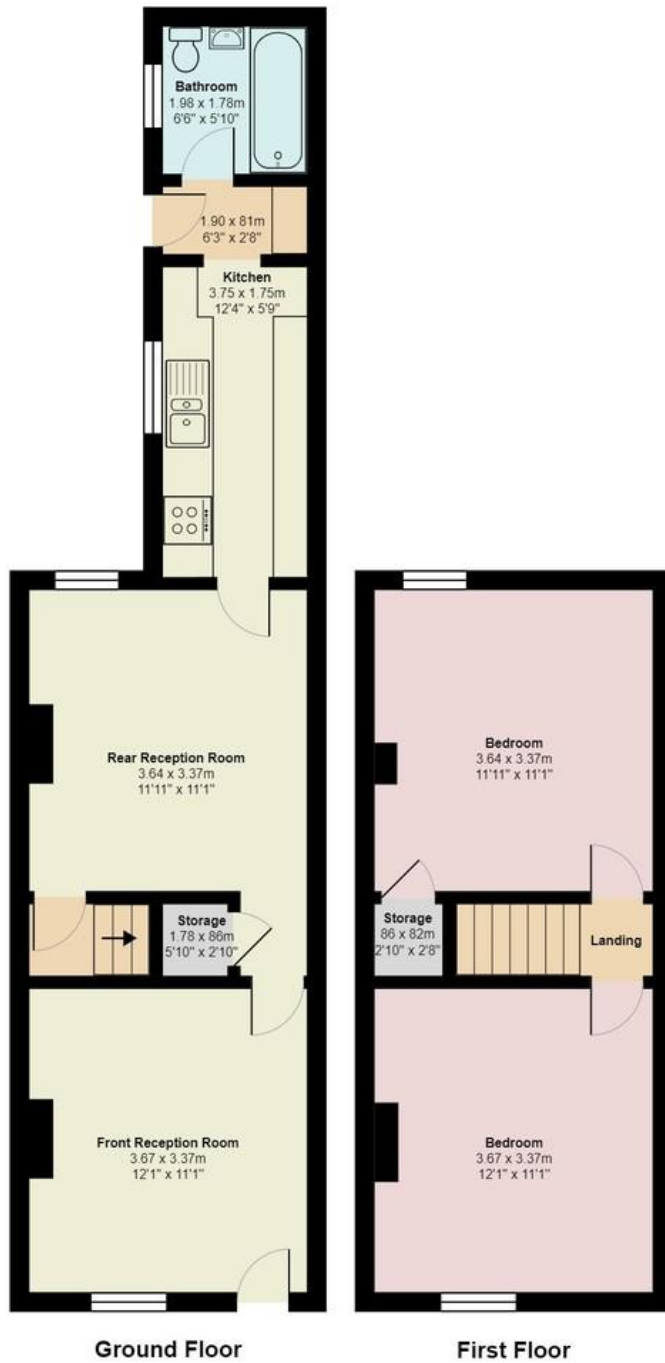
REAR YARD Patio enclosed by wall





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





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.