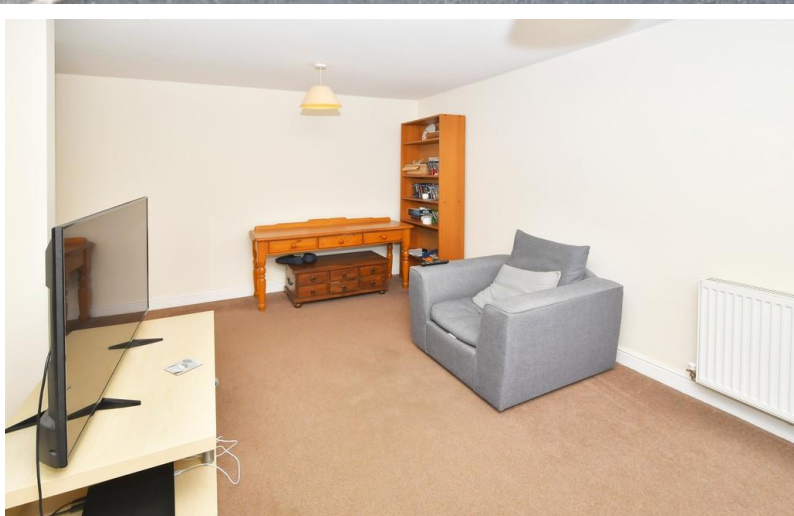


FOR SALE



Tudor Court, Sunny Bank, Burslem

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Asking Price Of £79,950



Tudor Court, Sunny Bank, Burslem

2 Bedrooms, 1 Bathroom

Asking Price Of £79,950

- Modern Apartment
- Two bedroom
- Allocated parking
- Double Glazing
- Fitted kitchen



Martin & Co welcome this well presented 2 Bedroom, first floor apartment in Sunny Bank. With a lot to offer to first time buyers, investors or people looking to down size, it is positioned next the canal and easy access to the A500 and close to Hanley city center with a 15 minute drive.

HALL Wooden front door, central heating radiator, carpet, intercom, fuse box, coat hooks

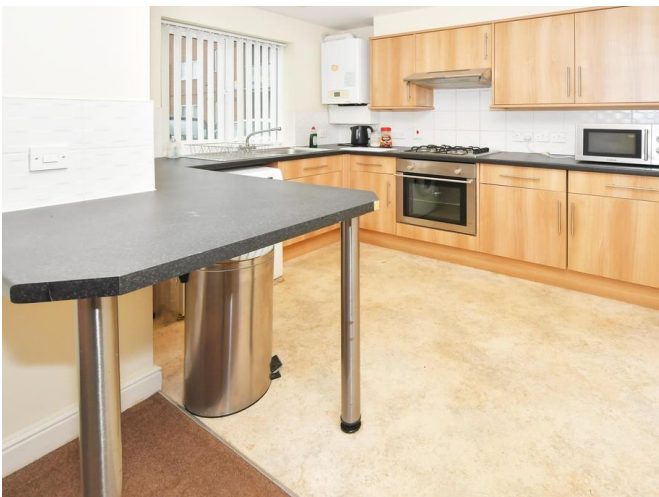
LOUNGE Double glazed UPVC patio doors to front, central heating radiator, carpet, T.V. access point

BEDROOM 1 Double glazed UPVC window to front, central heating radiator, carpet

BEDROOM 2 Double glazed UPVC window to front, central heating radiator, carpet

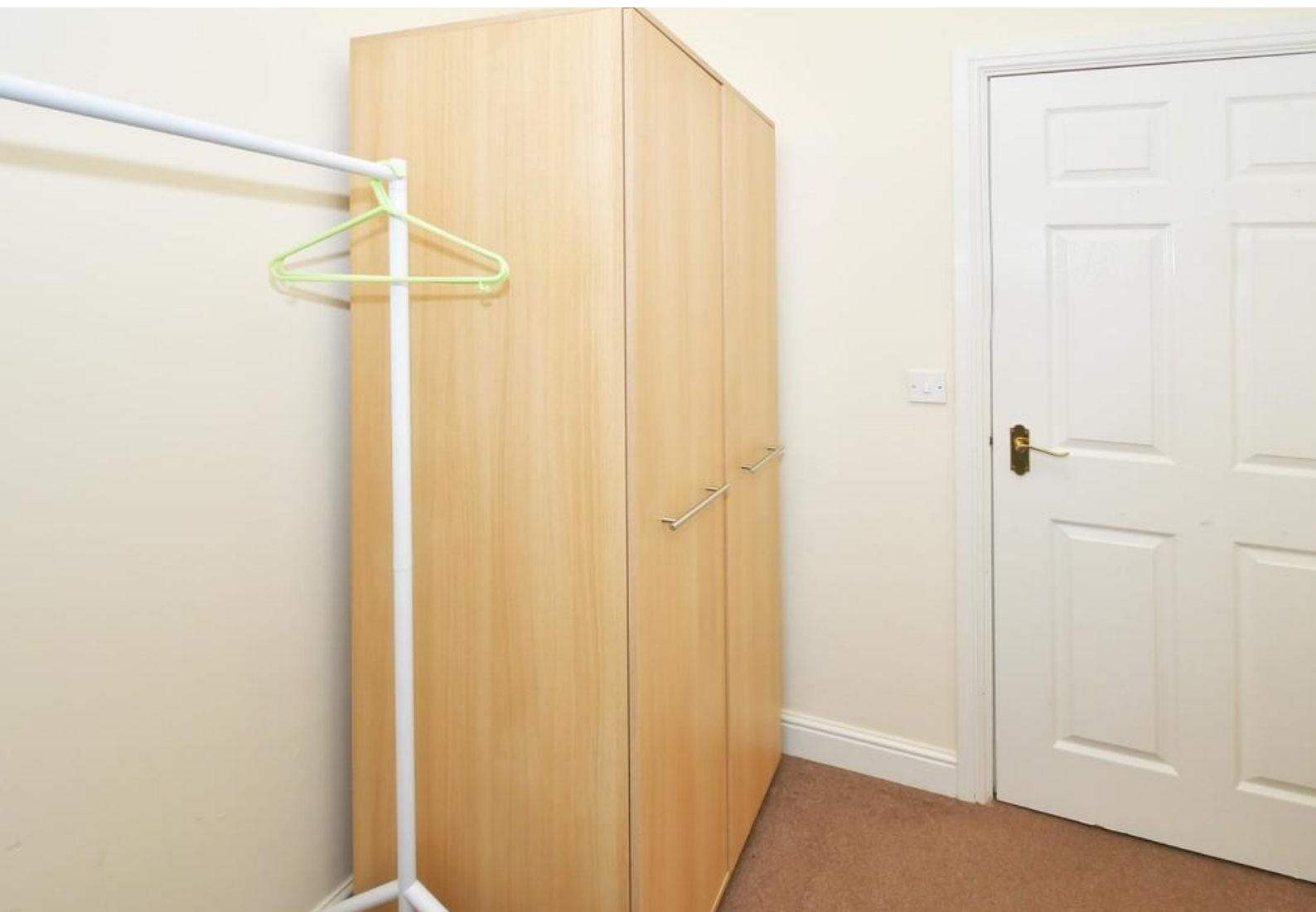
SHOWER ROOM Central heating radiator, vinyl flooring, 3-piece white suite including shower curtain, extractor fan

KITCHEN Double glazed UPVC window to front, vinyl flooring, range of wall and base units, worktops over, built-in oven & hob, extractor hood, space & plumbing for washing machine, single stainless steel sink, breakfast bar area, built-in cupboard with shelving





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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	



Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com <http://www.martinco.com>

01782 262880



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.