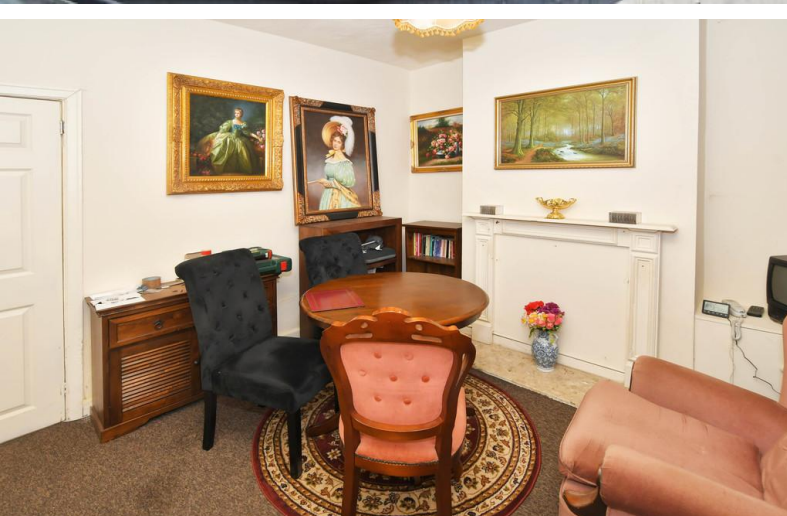


FOR SALE



Orion Street, Smallthorne, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £84,950


MARTIN&CO



**Orion Street, Smallthorne,
Stoke-on-Trent**
2 Bedrooms, 1 Bathroom
Asking Price Of £84,950

- Mid terraced
- Two Reception Rooms
- Family Bathroom
- Wood Double Glazing
- Gas Central Heating

DINING ROOM 11' 1" x 9' 9" (3.38m x 2.97m) Upvc double glazed door to the front elevation, widow, chimney breast with wooden Adam style fire surround, TV aerial point, wood cupboard housing gas and electric meters, central heating radiator, carpet to floor

LOUNGE 11' 11" x 11' 1" (3.63m x 3.38m) Wooden window to the rear elevation, central heating radiator, chimney breast, brick fire place, coving, dado rail, under stairs storage cupboard, carpet to floor

KITCHEN 8' 2" x 5' 4" (2.49m x 1.63m) Upvc window to the side elevation, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, space for fridge freezer, space and plumbing for washing machine, tiled floor

INNER HALL Wood glass panelled door to the side elevation, built in cupboard housing lagged cylinder tank and shelving

BATHROOM 8' 0" x 4' 10" (2.44m x 1.47m) Double glazed frosted window to the side elevation, 3 piece suite in green with shower over with screen, central heating radiator, pine ceiling, full tiled walls, tiled floor

STAIRS AND LANDING Smoke alarm, carpet to floor





BEDROOM 11' 11" x 11' 1" (3.63m x 3.38m) Wooden window to the rear elevation, central heating radiator, chimney breast, carpet to floor, built in storage cupboards x 2

BEDROOM 11' 1" x 9' 9" (3.38m x 2.97m) Wood double glazed window to the front elevation, central heating radiator, chimney breast, carpet to floor

REAR YARD Mainly paved with lawn area enclosed by wall, gate for rear access





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor

First Floor

All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

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

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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.