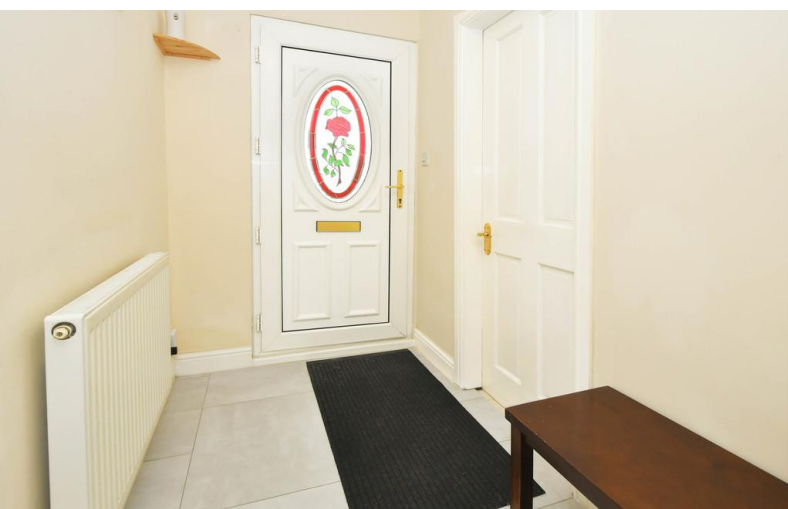


**FOR SALE**



**Biddulph Road, Chell, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi Detached House**

**Asking Price Of £150,000**

  
**MARTIN&CO**



HALL Upvc double glazed frosted glass panelled door to the front, central heating radiator, tiled floor

DOWNSTAIRS CLOAKROOM Upvc double glazed frosted window to the side elevation, LLWC, hand wash basin in white, central heating boiler

LOUNGE Upvc double glazed window to the front elevation, central heating radiator, TV aerial point, coving, carpet to floor

KITCHEN DINER Upvc double glazed window to the side and rear elevations, wood laminate flooring  
 KITCHEN AREA: Range of wall and base units with worktop over, space for cooker, fridge freezer and space and plumbing for washing machine, Upvc double glazed frosted glass panelled door to the side

STAIRS AND LANDING Upvc double glazed window to the side elevation, smoke alarm, loft access, carpet to floor

BEDROOM Upvc double glazed window to the front elevation, central heating radiator, carpet to flooring

BEDROOM Upvc double glazed window to the front elevation, central heating radiator, carpet to flooring

BEDROOM Upvc double glazed window to the rear elevation, central heating radiator, carpet to flooring

BATHROOM Upvc frosted glass window to the rear

- Semi Detached Home
- Three Bedroom
- Two Reception Rooms
- Cloakroom with WC
- Upvc Double Glazing
- Gas Central Heating
- Rear Workshop

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





elevation, 4 piece suite in white including shower cubicle, part tiled walls, central heating radiator, vinyl flooring

FRONT GARDEN Lawn area with drive providing parking for 2 cars

REAR GARDEN Lawn area, wood decked area, paved to side, wood gate for front access, enclosed by fence and wall, large workshop built of wood





All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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<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.