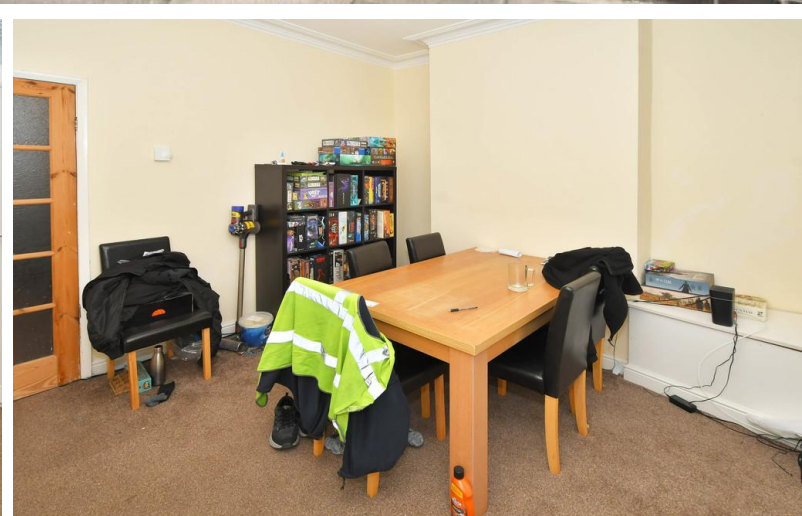


FOR SALE



Ladysmith Road, Etruria

2 Bedrooms, 1 Bathroom, Mid Terrace

Asking Price Of £92,500





Ladysmith Road, Etruria
2 Bedrooms, 1 Bathroom
Asking Price Of £92,500

FRONT GARDEN Front garden enclosed by wall with metal gate for access

DINING ROOM 11' 5" x 10' 10" (3.48m x 3.3m) Double glazed UPVC door, double glazed UPVC window to front, central heating radiator, carpet, chimney breast, cornice

- Ideal for first time buyers or investors
- Mid Terraced House
- Two Reception Rooms
- Two Double Bedrooms
- Family Bathroom

LOUNGE 15' 1" x 11' 5" (4.6m x 3.48m) Double glazed UPVC window to rear, central heating radiator, carpet, chimney breast, Adam's style fireplace with gas fire, T.V. access point, coving, dado rail

KITCHEN 11' 8" x 6' 0" (3.56m x 1.83m) Double glazed UPVC windows x 2 to rear, central heating radiator, wooden laminated flooring, range of wall & base units with worktops over, stainless steel single sink, space for cooker, space for fridge freezer & washing machine, part-tiled walls



INNER HALL Composite frosted glass panel door to rear yard, wooden laminate flooring, storage cupboard housing central heating boiler

REAR YARD Rear yard paved, enclosed by wall with wooden gate for rear access

BATHROOM Double glazed UPVC frosted window to side, central heating radiator, tiled floor, 3-piece suite in white with shower over and screen, fully tiled walls, inset spotlights.



STAIRS & LANDING Stairs & landing carpeted with smoke alarm

BEDROOM 11' 5" x 10' 10" (3.48m x 3.3m) Double glazed UPVC window to front elevation, central heating radiator, carpet, chimney breast

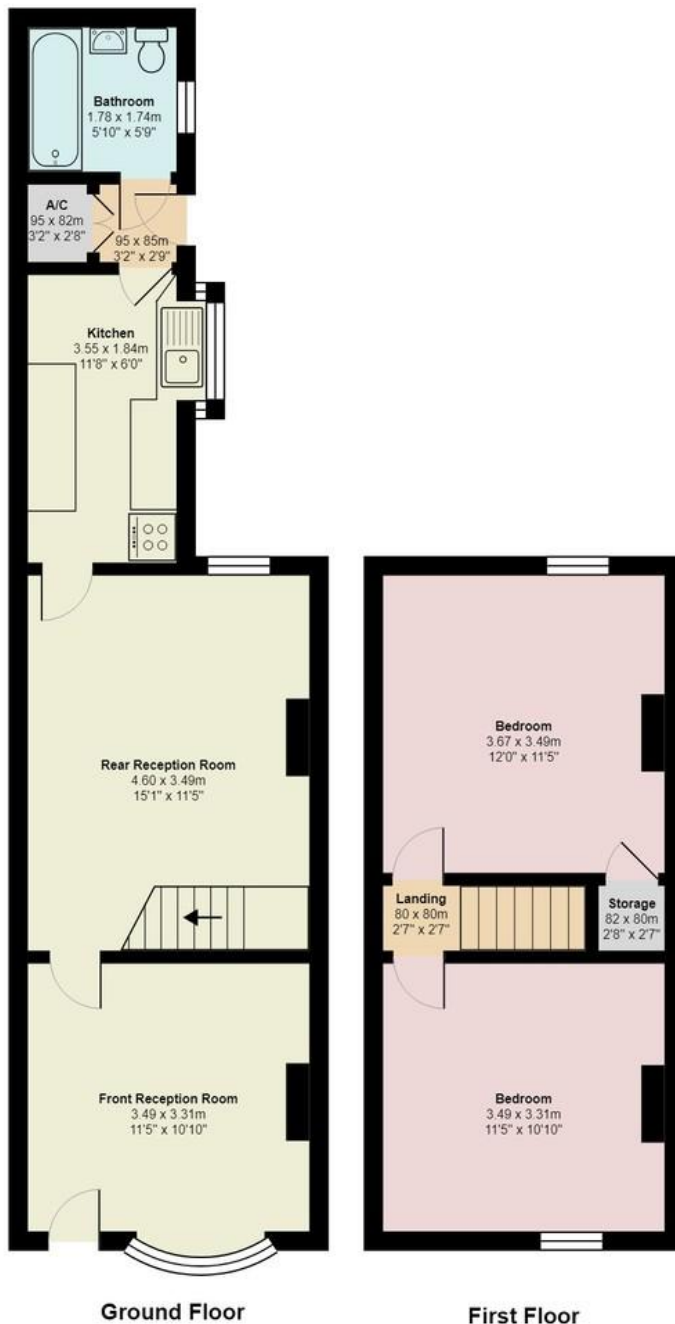
BEDROOM Double glazed UPVC window to rear elevation, central heating radiator, carpet, built-in cupboard with loft access





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	87	
(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 Newcastle under Lyme
 57 Merrial Street • Newcastle under Lyme • ST5 2AE
 T: 01782 453 001 • E: newcastleunderlyme@martinco.com

01782 453 001
<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 mpart 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.