

**FOR SALE**



**Etruria Court, Humbert Road, Hanley**

**2 Bedrooms, 1 Bathroom, Ground Floor Flat**

**Asking Price Of £105,000**

**MARTIN&CO**



## Etruria Court, Humbert Road, Hanley

2 Bedrooms, 1 Bathroom

Asking Price Of £110,000

- Ground Floor Apartment
- Leasehold
- Kitchen
- Lounge
- Upvc Double Glazing

HALL 11' 2" x 5' 10" (3.4m x 1.78m) Wall heater, smoke alarm, built in storage cupboard with shelving, built in airing cupboard with tank, intercom, carpet to floor

BEDROOM 16' 6" x 8' 3" (5.03m x 2.51m) Upvc double glazed window to the front elevation, wall heater, wardrobe included, carpet to floor

BATHROOM 6' 3" x 5' 11" (1.91m x 1.8m) 3 piece suite in white with shower over with rail, wall heater, vinyl flooring

BEDROOM 12' 3" x 7' 8" (3.73m x 2.34m) Upvc double glazed window to the front elevation, wall heater, carpet to floor

KITCHEN 11' 1" x 9' 10" (3.38m x 3m) Upvc double glazed window to the side elevation, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, stainless steel extractor hood, space for fridge freezer, space for tumble dryer (included), space and plumbing for washing machine, wall mounted extractor fan, vinyl flooring

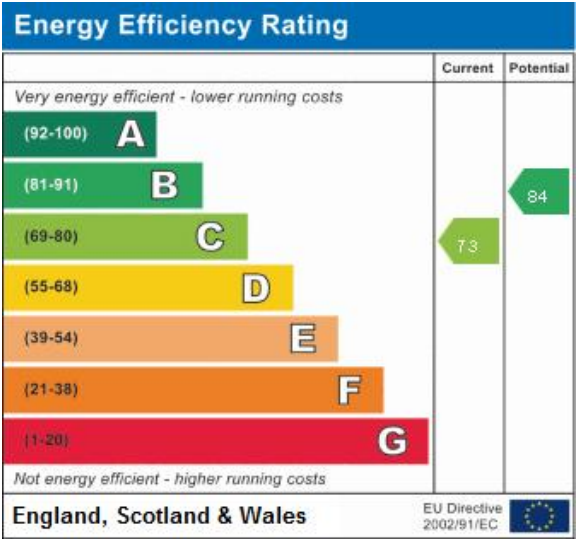
LOUNGE 11' 11" x 10' 9" (3.63m x 3.28m) Upvc double glazed bow window to the front elevation, fire place with light and electric fire, wall heater, TV aerial point, carpet to floor

PARKING To the rear of the property













### Ground Floor

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.