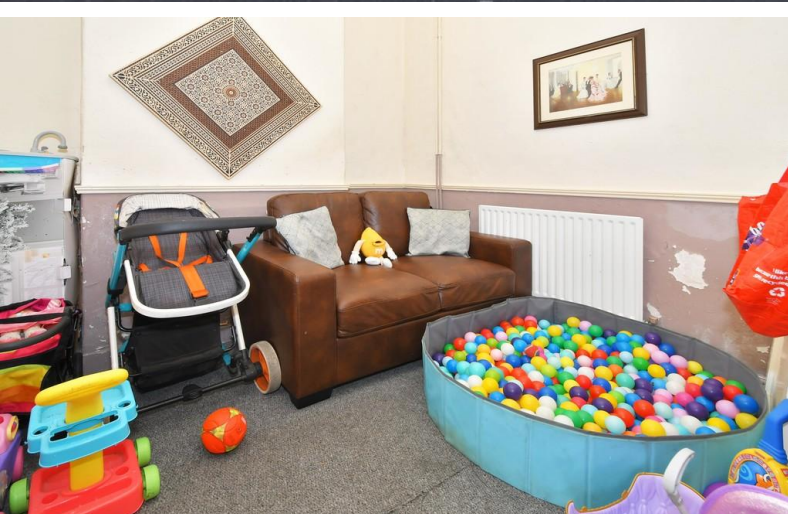


FOR SALE



Chatham Street, Hanley

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £95,000



Chatham Street, Hanley
2 Bedrooms, 1 Bathroom
Asking Price Of £95,000

HALL 10' 7" x 3' 10" (3.23m x 1.17m) Upvc double glazed front door, carpet to floor

LOUNGE 10' 7" x 9' 0" (3.23m x 2.74m) Upvc double glazed window to the front elevation, wood cupboard housing gas and electric meters, central heating radiator, carpet to floor

- Pre Let Investment Opportunity
- Mid Terraced House
- Two Reception Rooms
- Family Bathroom
- Two Bedroom

DINING ROOM 13' 0" x 11' 5" (3.96m x 3.48m) Upvc double glazed window to the rear elevation, under stairs storage cupboard, dado rail, TV aerial point, central heating radiator, carpet to floor

KITCHEN 7' 3" x 6' 9" (2.21m x 2.06m) Upvc double glazed window to the side elevation, range of base and wall units with worktops over, 1 and 1/2 bowl sink, space and plumbing for washing machine, built in oven and hob, extractor fan, part tiled walls, tiled flooring



INNER HALL Upvc double glazed door to the side elevation, built in cupboard with shelving

BATHROOM 8' 0" x 6' 10" (2.44m x 2.08m) Upvc double glazed frosted glass window to the side elevation, 3 piece suite in white with shower over with screen, part tiled walls, inset spot lights

STAIRS AND LANDING Carpet to floor



BEDROOM 13' 0" x 10' 7" (3.96m x 3.23m) Upvc double glazed window x 2 to the front elevation, chimney breast, loft access, carpet to floor

BEDROOM 13' 0" x 11' 5" (3.96m x 3.48m) Upvc double glazed window to the rear elevation, central heating radiator, dado rail, carpet to floor. This bedroom leads to:

ROOM 10' 5" x 7' 3" (3.18m x 2.21m) Currently used as a bedroom, Upvc double glazed window to the side elevation, central heating radiator, carpet to floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





All measurements are approximate and for display purposes only

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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.