

FOR SALE



Broomhill Street, Tunstall, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £90,000

MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Mid Terraced House
- Two Reception Rooms
- Family Bathroom
- Two Double bedrooms
- Upvc Double Glazing

HALL 11' 5" x 3' 1" (3.48m x 0.94m) Upvc double glazed frosted glass panel door to the front elevation, central heating radiator, wood laminate flooring

DINING ROOM 11' 5" x 10' 0" (3.48m x 3.05m) Upvc double glazed window to the front elevation, central heating radiator, chimney breast, wood cupboard housing electric and gas meters, wood laminate flooring

LOUNGE 15' 5" x 13' 6" (4.7m x 4.11m) Upvc double glazed window to the rear elevation with sky light, central heating radiator, under stairs storage cupboard with shelving, TV aerial point, wood laminate flooring

KITCHEN 12' 10" x 7' 8" (3.91m x 2.34m) Upvc double glazed frosted glass panelled door to the side elevation, Upvc double glazed window to the side, range of wall and base units with worktops over, stainless steel 1 and 1/2 bowl sink, breakfast bar area, space and plumbing for washing machine and fridge freezer, space for cooker, central heating radiator, central heating boiler, vinyl flooring

STAIRS AND LANDING Smoke alarm, inset spots, central heating radiator, carpet to floor

BEDROOM 13' 6" x 11' 5" (4.11m x 3.48m) Upvc double glazed window to the front elevation, central heating radiator, chimney breast, loft access, carpet to floor





BEDROOM Upvc double glazed window to the rear elevation, central heating radiator, chimney breast, recess with storage space, carpet to floor


STUDY 7' 5" x 5' 7" (2.26m x 1.7m) Void space between landing and bathroom, inset spot lights, carpet to floor

BATHROOM 9' 4" x 7' 8" (2.84m x 2.34m) Upvc double glazed frosted window to the rear elevation, 4 piece suite in white including shower cubicle, central heating radiator, part tiled walls, electric wall heater, vinyl flooring

REAR YARD Enclosed by wall, paved, brick shed, wood gate for access





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	60	
(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 	





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.