

**FOR SALE**



**Upper Hillchurch Street, Hanley, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Mid Terraced**

**Asking Price Of £82,000**





HALL Upvc double glazed door to the front elevation, coat hooks, wood laminate floor

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

DINING AREA Central heating radiator, carpet to floor

DOWNSTAIRS CLOAK ROOM Low level WC, hand wash basin, part tiled walls, tiled flooring

KITCHEN/DINER Upvc double glazed frosted glass panelled door to the rear elevation, Upvc double glazed window to the rear, range of base and wall units with worktops over, stainless steel single sink, central heating radiator, space for washing machine and fridge freezer, vinyl flooring

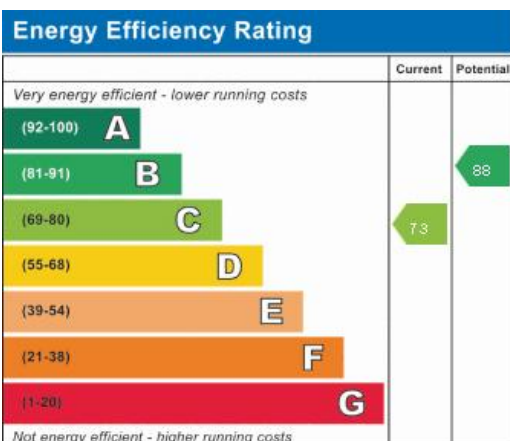
BATHROOM Upvc double glazed frosted glass window to the rear elevation, 4 piece bathroom suite in white including shower cubicle, part tiled walls, heated towel rail, vinyl flooring

BEDROOM Upvc double glazed window to the side elevation, central heating radiator, carpet to floor

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

BEDROOM Upvc x 2 windows to the front elevation, central heating radiator, chimney breast, carpet to floor

- Mid Terraced House
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- EPC Rating C
- Upvc Double Glazing
- First Floor Family Bathroom

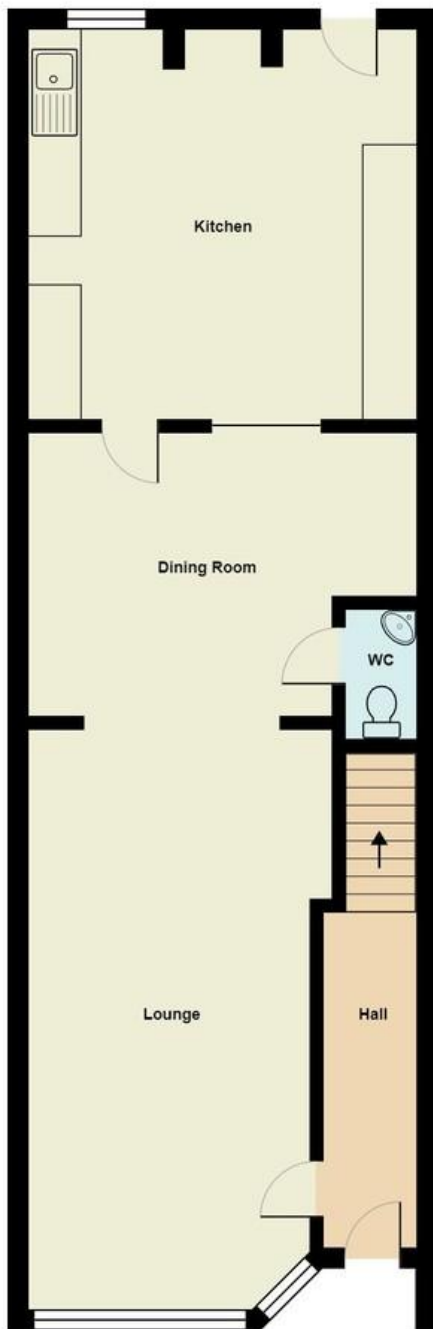




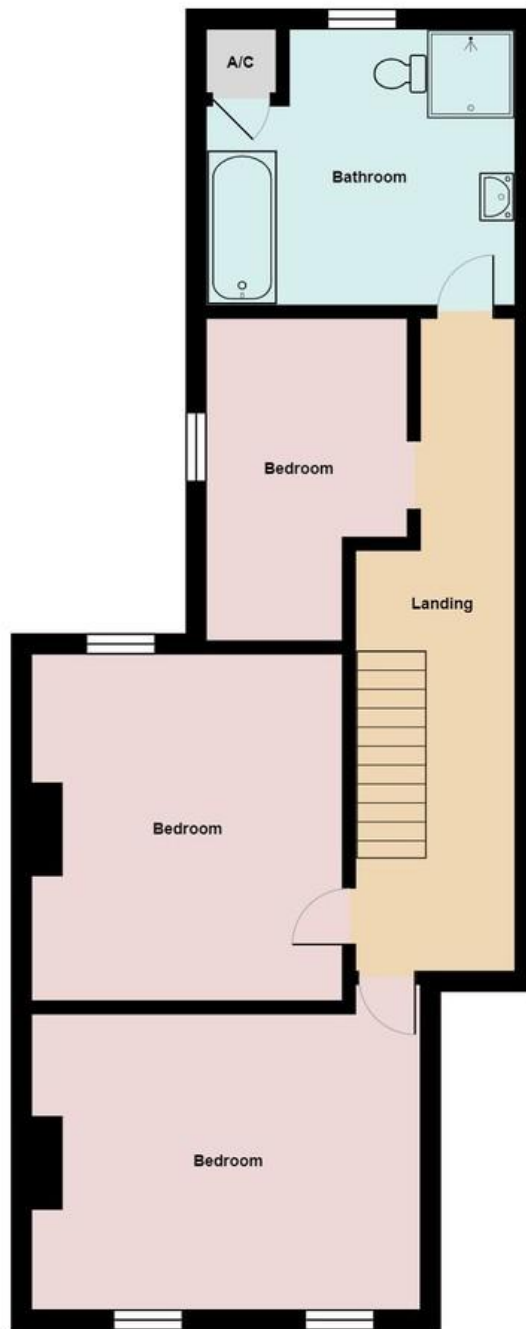


STAIRS AND LANDING Central heating radiator, loft access, carpet to floor





Ground Floor



First Floor

**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.

