

**FOR SALE**



**Tiverton Road, Berryhill, Stoke-on-Trent**  
**Asking Price Of £129,950**

  
**MARTIN & CO**



# Tiverton Road, Berryhill, Stoke-on-Trent

- Semi detached
- 2 Bedroom
- Kitchen/Diner
- Parking
- Family home

Martin & Co would like to welcome to market this tantalizingly beautiful semi-detached property on Tiverton road. The property is located in the popular location of Berryhill. Briefly comprising of two double bedrooms,

HALL 4' 8" x 4' 1" (1.44m x 1.27m) Wooden front door, carpet, central heating radiator, doorbell.

LOUNGE 13' 9" x 12' 4" (4.21m x 3.78m) UPVC double glazed bow window, coving to ceiling and central heating radiator. TV aerial point, chimneybreast, wood laminate floor. Adam style wood surround, marble back and hearth fireplace.

KITCHEN/DINER 12' 4" x 10' 1" (3.78m x 3.09m) Range of base and wall units with tops, built in oven and hob with extractor fan and single stainless steel sink. wooden double-glazed window, UPVC double glazed frosted panel door to garden. Tiled floor with built in cupboard housing gas central



heating boiler, space and plumbing for washing machine, understairs storage cupboard, space for fridge freezer.

**STAIRS AND LANDING** 9' 2" x 6' 4" (2.80m x 1.94m)  
carpet, smoke alarm, coving, central heating radiator and loft access.

**BEDROOM** 15' 10" x 9' 1" (4.83m x 2.77m) wooden double-glazed window to front, central heating radiator, carpeted floor and built in storage cupboard.

**BEDROOM** 12' 4" x 9' 3" (3.76m x 2.84m) Wooden double-glazed window to rear, central heating radiator, carpeted floor, built in cupboard.

**SHOWER ROOM** 7' 6" x 5' 6" (2.3m x 1.68m) 3-piece bathroom in white including shower cubicle with fully tiled walls. wooden double-glazed frosted window to rear and wooded laminate floor.

**REAR GARDEN**



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 76        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 81                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |







All measurements are approximate and for display purposes only

## Martin & Co Newcastle under Lyme

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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 form 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.