

FOR SALE



Maddock Street, Middleport, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £84,950


MARTIN&CO



Maddock Street, Middleport, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £84,950

- First Time Buyers Only
- Mid Terraced House
- One Reception Room
- Kitchen/Dining Room
- Two Double Bedrooms



LOUNGE 10' 10" x 10' 7" (3.3m x 3.23m) Upvc double glazed window to the front elevation, composite glass panelled front door, wood cupboard housing gas and electric meters, chimney breast, central heating radiator, carpet to floor

KITCHEN/DINER 12' 0" x 10' 10" (3.66m x 3.3m) Upvc double glazed window to the rear elevation, range of wall and base units with worktops over, stainless steel single sink, space for cooker, space and plumbing for washing machine, central heating radiator, smoke alarm, part tiled walls, under stairs storage, vinyl flooring

INNER HALL Composite door to the rear elevation, vinyl flooring

BATHROOM 8' 1" x 5' 8" (2.46m x 1.73m) Upvc double glazed frosted window to the side elevation, 3 piece suite in white with shower over, rail, part tiled walls, central heating radiator, extractor fan, loft access, vinyl flooring

BEDROOM 12' 0" x 10' 10" (3.66m x 3.3m) Upvc double glazed window to the rear elevation, , central heating radiator, loft access, built in airing cupboard housing central heating boiler, carpet to floor

BEDROOM 10' 10" x 10' 7" (3.3m x 3.23m) Upvc double glazed window to the front elevation, chimney breast, carpet to floor





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(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	





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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.