

FOR SALE



Albert Street, Biddulph

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £109,950


MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Pre Let Investment Opportunity
- Mid Terraced House
- Two Reception Rooms
- Down Stairs Cloakroom With WC
- Two Bedrooms

LOUNGE 11' 9" x 11' 0" (3.58m x 3.35m) Upvc double glazed frosted glass panelled door, Upvc double glazed window, central heating radiator, chimney breast, TV aerial point, wood cupboard housing gas and electric meters, carpet to floor

DINING ROOM 12' 0" x 11' 9" (3.66m x 3.58m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, under stairs storage, carpet to floor

KITCHEN 13' 10" x 6' 5" (4.22m x 1.96m) Upvc double glazed frosted glass panelled door, Upvc double glazed window to the side elevation, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, stainless steel extractor hood, part tiled walls, space for fridge freezer, wood laminate flooring

INNER HALL Upvc double glazed frosted window to the side elevation, central heating radiator, space and plumbing for washing machine and tumble dryer,

DOWNSTAIRS CLOAKROOM Upvc double glazed window to the side elevation, LLWC in white, recess for central heating boiler, wood laminate flooring

STAIRS AND LANDING Smoke alarm, carpet to floor



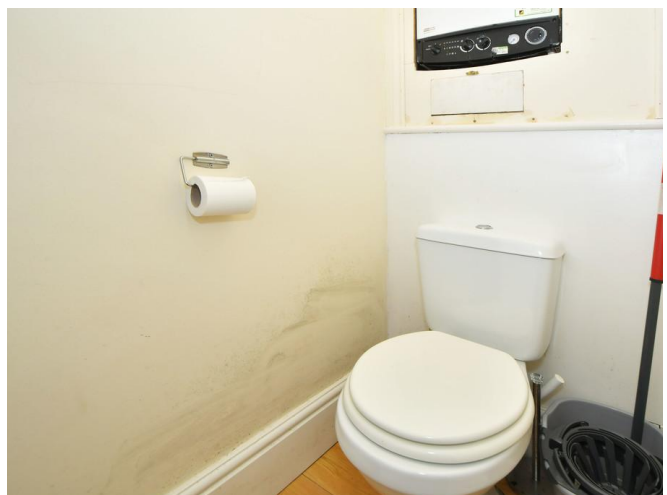


BEDROOM 11' 9" x 11' 0" (3.58m x 3.35m) Upvc double glazed window to the front elevation, chimney breast, central heating radiator, carpet to floor

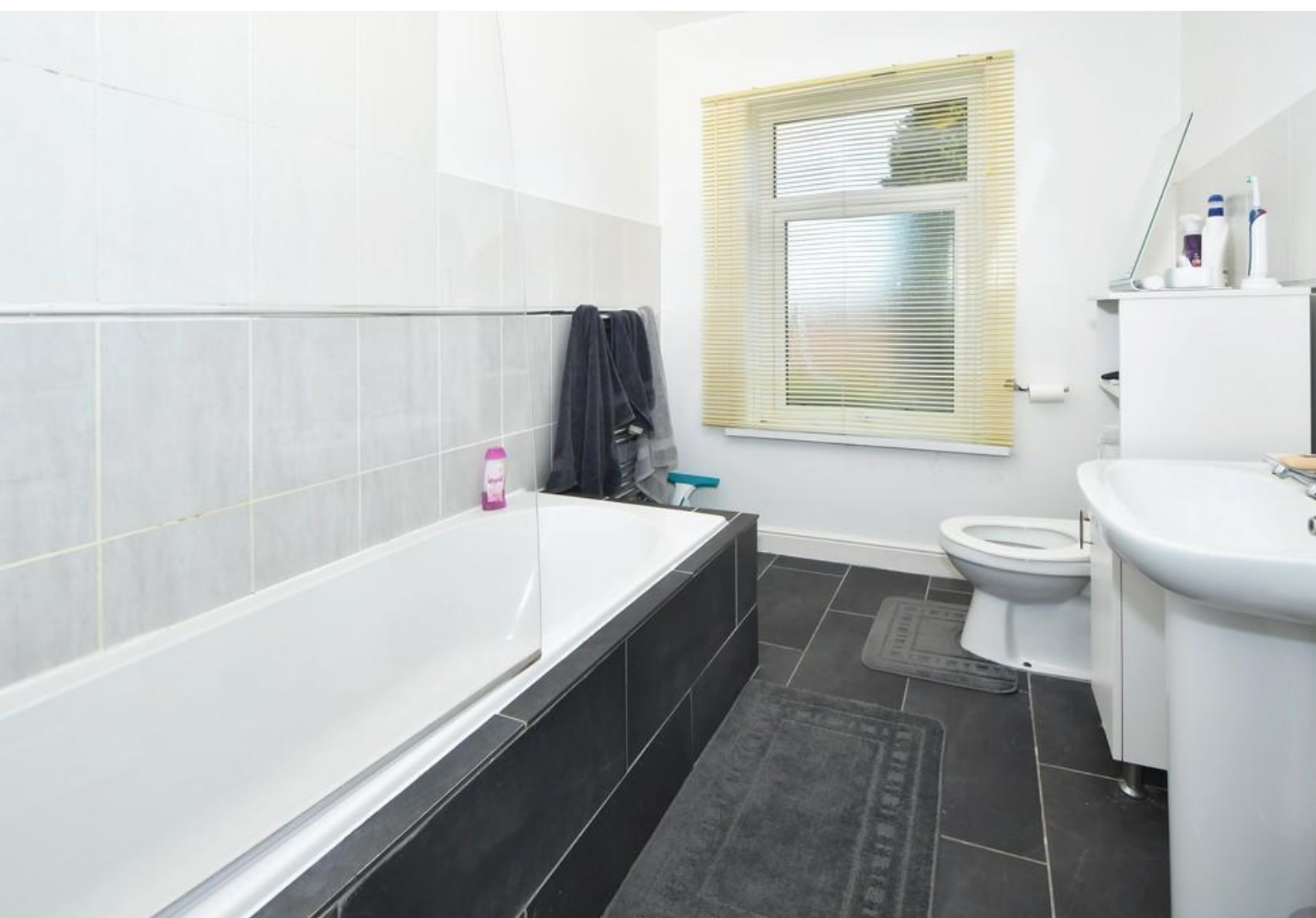
BEDROOM 15' 2" x 8' 4" (4.62m x 2.54m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, loft access, carpet to floor

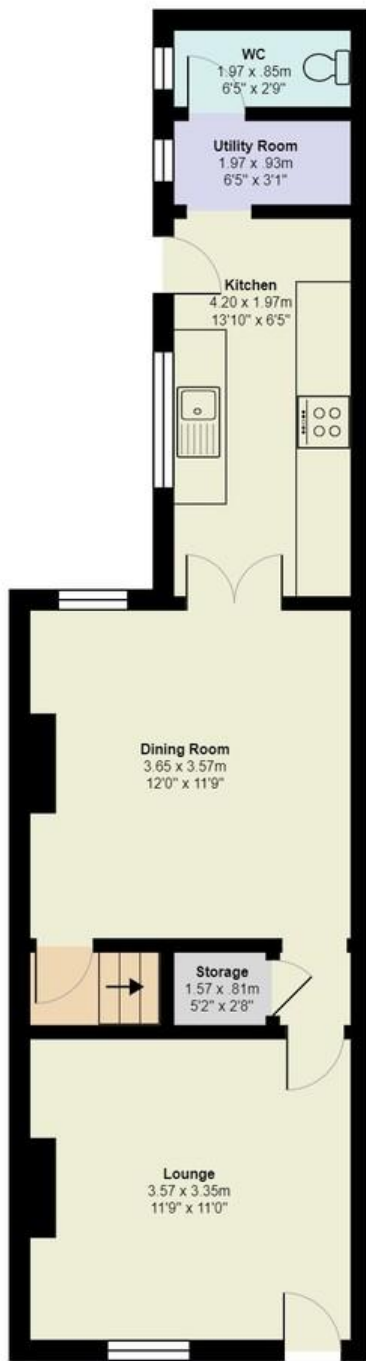
BATHROOM 8' 9" x 6' 3" (2.67m x 1.91m) Upvc double glazed frosted window to the rear elevation, 3 piece suite with shower over with screen, heated towel rail, part tiled walls, tiled floor

REAR YARD Paved patio area, enclosed by wall and hedges, wood gate for access

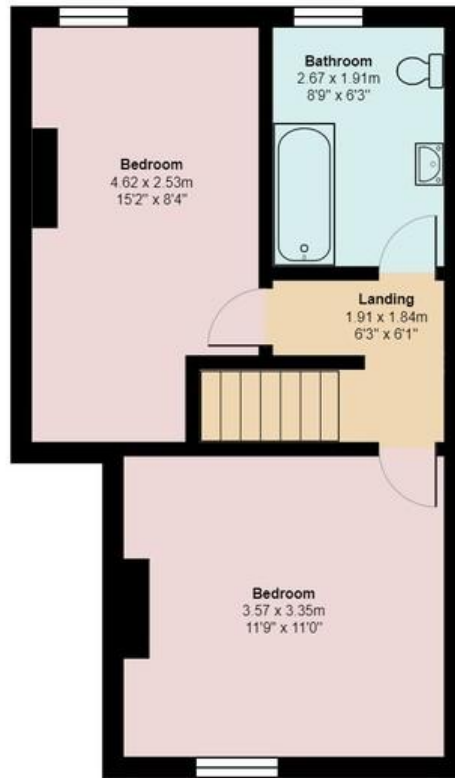








Ground Floor



First Floor

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.

