

FOR SALE



Burnley Street, Birches Head, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £110,000

MARTIN&CO



Burnley Street, Birches Head, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

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- Pre Let Investment
- Mid Terraced House
- Two Reception Rooms
- Ground Floor Bathroom
- Two Double Bedrooms

LOUNGE 11' 6" x 11' 4" (3.51m x 3.45m) Upvc double glazed window to the front elevation, Upvc double glazed frosted glass panelled door, chimney breast, wood cupboard housing gas and electric meters, central heating radiator, wood laminate floor

DINING ROOM 12' 6" x 11' 6" (3.81m x 3.51m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, under stairs storage, picture rail, carpet to floor

KITCHEN 11' 9" x 6' 5" (3.58m x 1.96m) Upvc double glazed window to the side elevation, range of wall and base units with worktops over, central heating radiator, stainless steel single sink, central heating boiler, space and plumbing for washing machine, part tiled walls, quarry tiled flooring

INNER HALL Upvc double glazed frosted glass panelled door, built in cupboard housing fridge freezer, quarry tiled flooring

BATHROOM 8' 0" x 5' 11" (2.44m x 1.8m) Upvc double glazed frosted glass window to the side elevation, 3 piece suite in white, shower rail, central heating radiator, quarry tiled flooring

STAIRS AND LANDING Smoke alarm, carpet to floor

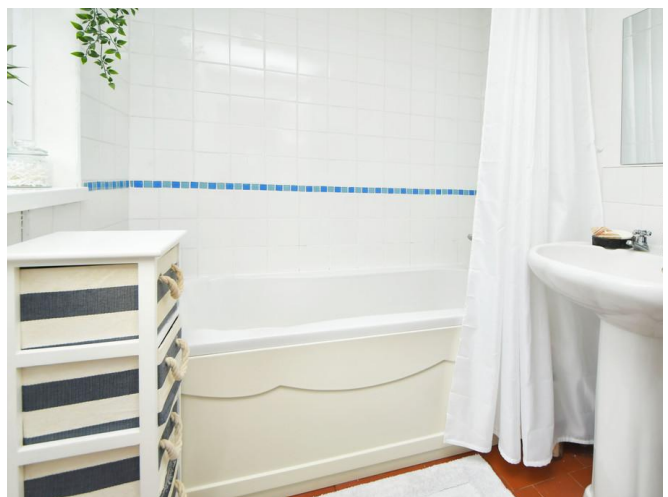




BEDROOM 11' 6" x 11' 4" (3.51m x 3.45m) Upvc double glazed window to the front elevation, central heating radiator, chimney breast, picture rail, built in storage cupboard, loft access, carpet to floor

BEDROOM 12' 6" x 11' 6" (3.81m x 3.51m) Upvc double glazed window to the rear elevation, central heating radiator, picture rail, carpet to floor

REAR YARD Paved, enclosed by wall, wood gate for access





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(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	





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.