

FOR SALE



Seymour Street, Northwood, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £150,000



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- Pre Let Investment Opportunity
- End Terraced House
- One Reception Room
- Conservatory
- First Floor Family Bathroom

HALL Upvc double glazed frosted glass door to the front elevation, central heating radiator, smoke alarm, carpet to floor

LOUNGE Upvc double glazed window to the front elevation, central heating radiator, chimney breast, Adam style fire surround, electric fire, T V aerial point, coving, Upvc double French doors into conservatory of Upvc double glazed windows and double glazed glass panelled door

KITCHEN Upvc double glazed window to the rear elevation, Upvc double glazed frosted glass panelled door, range of wall and base units with worktops over, single stainless steel sink, built in oven and hob, extractor hood, space for fridge freezer, space and plumbing for washing machine, under stairs storage, carpet to floor

STAIRS AND LANDING Upvc double glazed window to the side elevation, built in airing cupboard housing central heating boiler, smoke alarm, carpet to floor

BATHROOM Upvc double glazed frosted window to the rear elevation, 2 piece suite in white with shower over with screen, heated towel rail, full tiled walls, vinyl flooring

SEPARATE LLWC Upvc frosted glass window, LLWC, central heating radiator, vinyl flooring





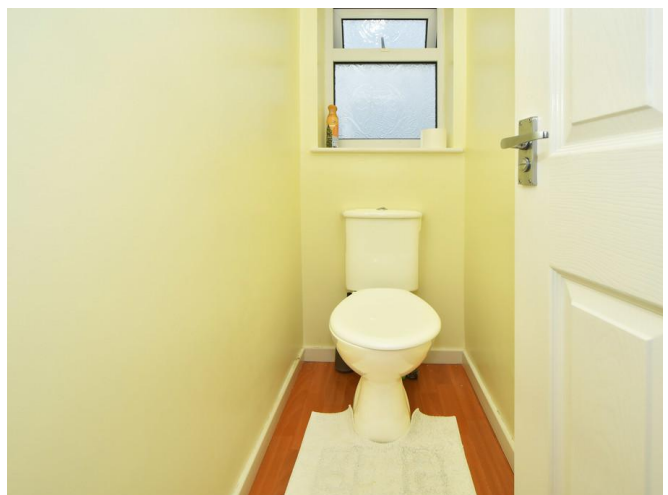
BEDROOM Upvc double glazed window to the front elevation, central heating radiator, loft access, carpet to floor

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

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

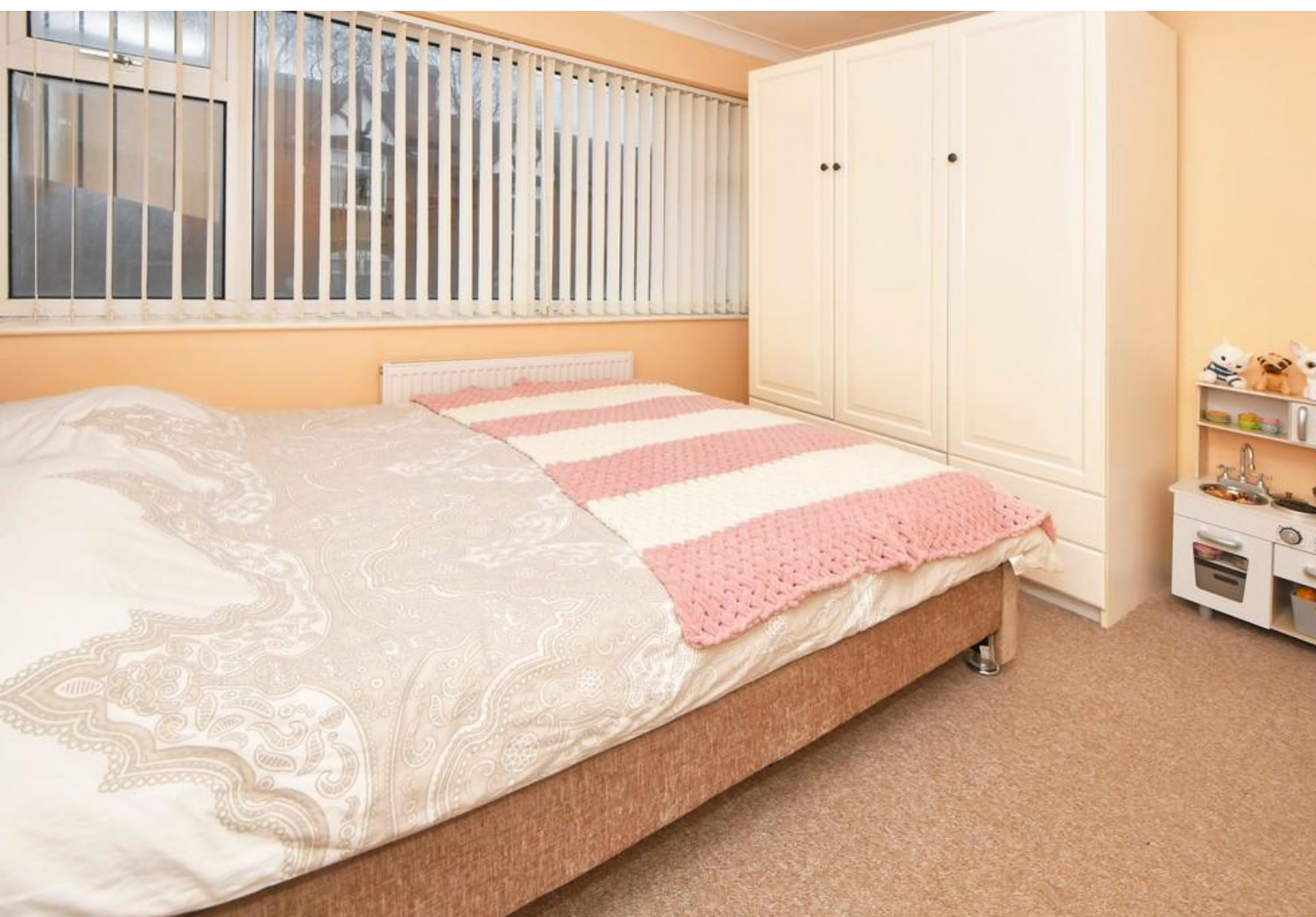
REAR GARDEN Enclosed by fence, paved

FRONT GARDEN Mainly paved, enclosed by wall with mature plants and shrubs





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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.