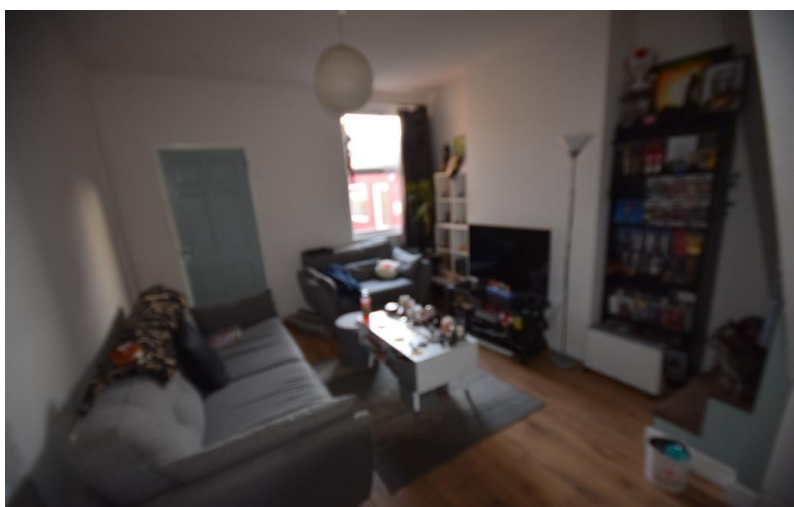
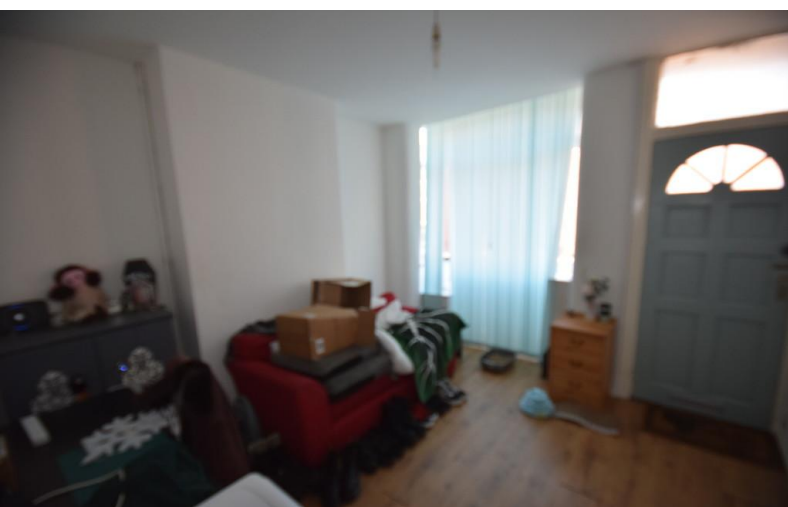


FOR SALE



Balfour Street, Hanley

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £84,950





- Pre Let Investment Opportunity
- Two Reception Rooms
- Fitted Kitchen
- Part Upvc double glazing
- Gas Central Heating
- Two Double Bedrooms
- Council Tax Band A

DINING ROOM Upvc double glazed bay window to the front elevation, glass panelled wood door, chimney breast, central heating radiator, wood laminate flooring

LOUNGE Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, TV aerial point, wood laminate flooring

KITCHEN Upvc double glazed window to the side elevation, range of wall and base units with worktops over, stainless steel one and a half bowl sink, space and plumbing for washing machine, space for fridge freezer, built in oven and hob, extractor hood, wood laminate flooring

INNER HALL Upvc double glazed frosted glass panelled door to the side elevation, cupboard housing gas central heating boiler, wood laminate flooring

BATHROOM Upvc double glazed frosted glass window to the side elevation, 3 piece suite in white with shower over, wood laminate flooring

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

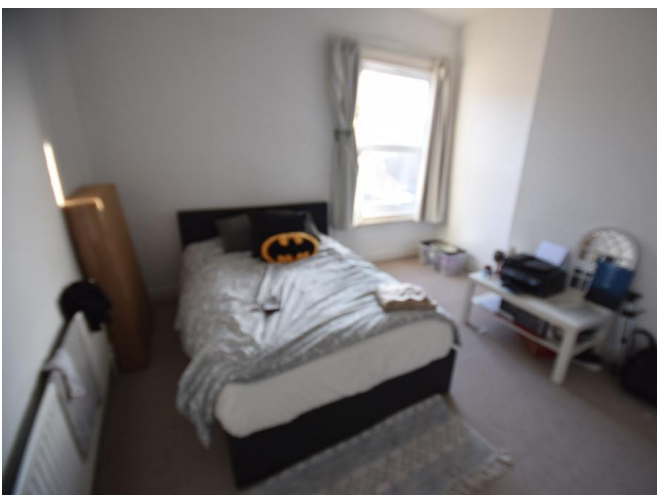


STAIRS AND LANDING Smoke alarm, carpet to floor

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

BEDROOM Upvc window to the rear elevation, central heating radiator, built in cupboard, loft access, carpet to floor

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



Martin & Co Stoke on Trent

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01782 262880



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.