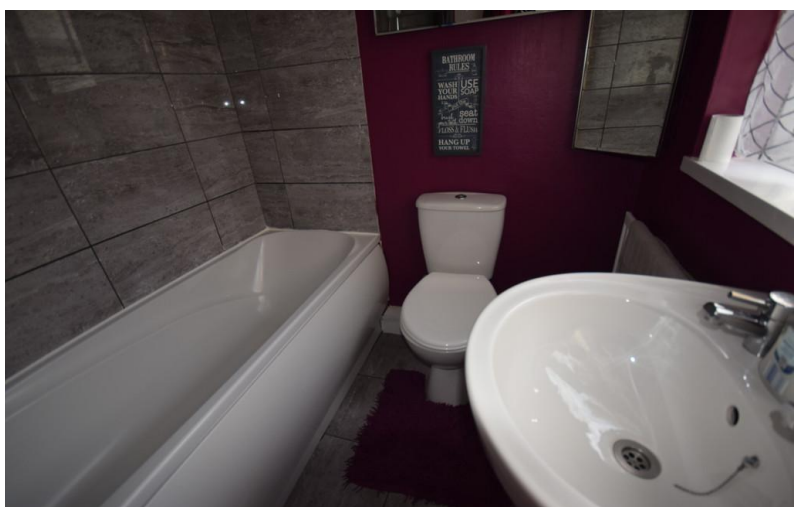


FOR SALE



Duke Street, Fenton

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £81,500

MARTIN&CO



- Pre Let Investment Opportunity
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Gas Central Heating
- Upvc Double Glazing
- Two Double Bedrooms

LOUNGE Double glazed UPVC glass panel front door, double glazed UPVC window to front elevation, central heating radiator, wooden laminate flooring, chimney breast, wooden cupboard housing electricity & gas meters, T.V. access point, coving to ceiling, leading to...

DINING ROOM Double glazed UPVC window to rear elevation, central heating radiator, carpet, under stairs storage cupboard, coving to ceiling, leading to...

KITCHEN Double glazed UPVC window to side elevation, tiled floor, range of wall and base unit with worktops over, stainless steel single sink, space & plumbing for washing machine and tumble dryer, built-in oven & hob, extractor fan, part tiled walls, insert spot lights and smoke alarm, leading to...

INNER HALL Inner hallway with double glazed UPVC frosted glass panel door, space for fridge freezer, central heating boiler leading to...

BATHROOM Double glazed UPVC frosted window to side elevation, central heating radiator, tiled floor, 3-piece suite in white with shower over and curtain rail, part-tiled walls, insert spotlights.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



STAIRS & LANDING Accessed via the dining room, stairs and landing fitted with carpet and smoke alarm

BEDROOM 1 Double glazed UPVC window to the front elevation, central heating radiator, carpet

BEDROOM 2 Double glazed UPVC window to rear elevation, central heating radiator, carpet, loft access

REAR YARD Paved walkway enclosed by wall and fence with wooden gate for rear access.

Martin & Co Stoke on Trent

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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.