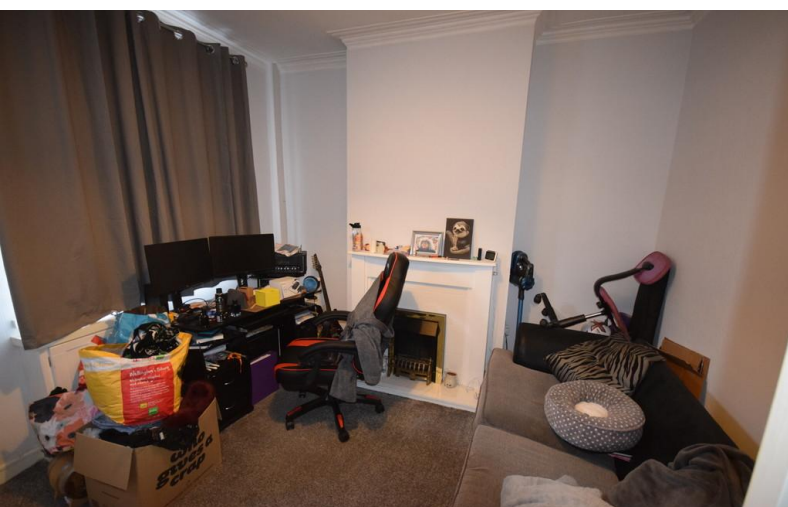


FOR SALE



Derwent Street, Cobridge, Stoke On Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

£82,950

MARTIN&CO



- Pre Let Investment Opportunity
- Mid Terraced House
- Two Reception Rooms
- Two Double Bedrooms
- Double Glazing
- Gas Central Heating
- Rear Yard

DINING ROOM Entry from the street via a wooden panel frost glass front door, double glazed UPVC window to front, central heating radiator, carpet, chimney breast with Adams-style wooden fire surround, T.V. access point

LOUNGE Double glazed UPVC window to rear, central heating radiator, carpet, chimney breast with wooden Adams-style fire surround, T.V. access point

KITCHEN Double glazed UPVC frost glass window to side, vinyl flooring, central heating boiler, range of wall & base units with worktops over, single stainless steel sink, space for a cooker, space & plumbing for a washing machine and tumble dryer, part-tiled walls

INNER HALL External wooden door to rear, vinyl flooring, space for a fridge freezer

BATHROOM Double glazed UPVC frosted window to side, extractor fan, vinyl flooring, 3-piece suite in white with shower & curtain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	68	
(55-68)	D		
(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	

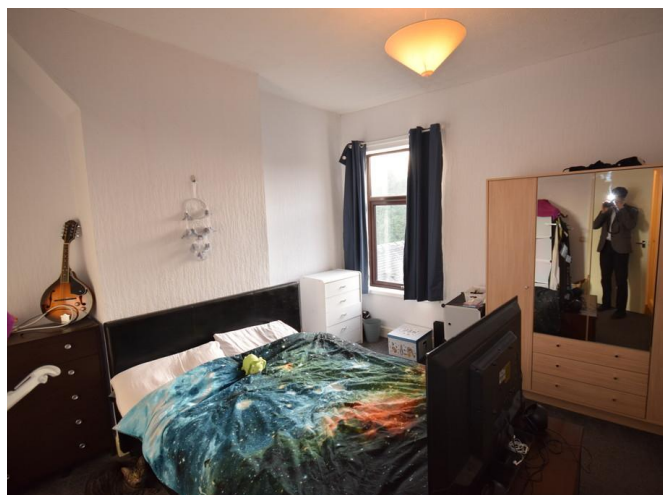


STAIRS & LANDING Access from the lounge, the stairs & landing are carpeted and have a smoke alarm fitted

BEDROOM double glazed UPVC window to rear elevation, central heating radiator, carpet, built-in cupboard with loft access

BEDROOM Double glazed UPVC window to front elevation, central heating radiator, carpet, chimney breast

REAR YARD The rear yard is laid to paving, enclosed by wall with a 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.