

FOR SALE



Rose Street, Northwood, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £89,950





- Pre Let Investment Opportunity
- Mid Terraced House
- Two Reception Rooms
- Family Bathroom
- Double Glazing
- Two Double Bedrooms
- Gas central Heating

DINING ROOM Upvc double glazed window to the front elevation, wood cupboard x 2 housing gas and electric meters, chimney breast, wood fire surround, central heating radiator, under stairs storage, wood laminate flooring

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

KITCHEN Upvc double glazed window to the side elevation, range of wall and base units with worktops over, stainless steel single sink, space and plumbing for washing machine, space for cooker and fridge freezer, part tiled walls, tiled floor

INNER HALL Upvc frosted glass panelled door, built in storage cupboard, tiled flooring

BATHROOM Upvc double glazed frosted window, 3 piece suite in white, shower over with rail, extractor fan, part tiled walls, central heating radiator, tiled flooring

STAIRS AND LANDING Smoke alarm, carpet to floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



BEDROOM Upvc double glazed window to the rear elevation, dado rail, built in wardrobe with loft access, central heating radiator, carpet to floor



BEDROOM Upvc window to the front elevation, central heating radiator, dado rail, chimney breast, carpet to floor

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



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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.