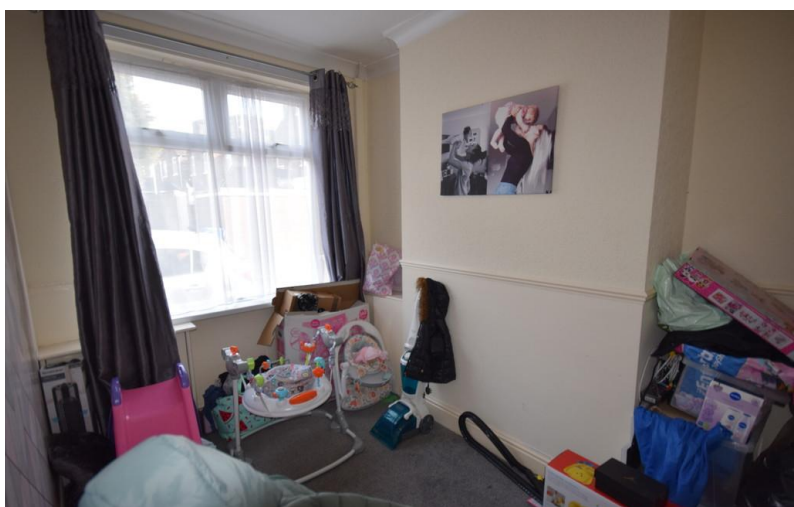


**FOR SALE**



**Cowper Street, Fenton, Stoke on Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £84,950**



## Cowper Street, Fenton, Stoke on Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £84,950

- Pre Let Investment Opportunity
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Double Glazing

HALL Upvc double glazed frosted glass panelled door, dado rail, wood laminate flooring

DINING ROOM Upvc double glazed window to the front elevation, wood cupboards x 2 housing gas and electric meters, chimney breast, dado rail, central heating radiator, carpet to floor

LOUNGE Upvc double glazed window to the rear elevation, chimney breast, TV aerial point, Adam style fire surround, central heating radiator, coving, carpet to floor

KITCHEN Upvc double glazed window to the side elevation, range of wall and base units with worktops over, stainless steel single sink, space for cooker, space and plumbing for washing machine and tumble dryer, space for fridge, central heating radiator, part tiled walls, vinyl flooring

INNER HALL Upvc double glazed frosted glass panelled door, built in storage cupboard, part tiled walls, vinyl flooring

BATHROOM Upvc frosted glass window to the side elevation, 3 piece in white, shower over with rail, central heating radiator, textured ceiling, vinyl flooring

STAIRS AND LANDING Smoke alarm, carpet

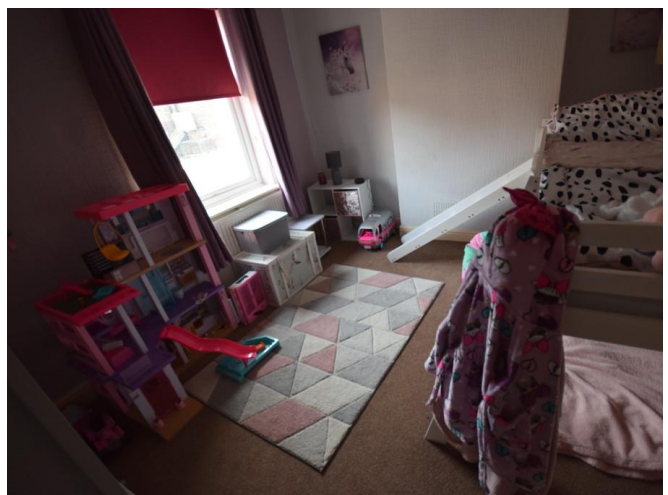




BEDROOM Upvc double glazed window to the front elevation, central heating radiator, chimney breast, carpet to floor

BEDROOM Upvc double glazed window to the rear elevation, central heating radiator, chimney breast, built in storage cupboard with loft access, carpet to floor

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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## 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.