

FOR SALE



Wade Street, Burslem, Stoke on Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £88,000

MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Pre Let Investment Opportunity
- Mid Terraced House
- Fitted Kitchen
- Two Reception Rooms
- Double Glazing

PORCH Upvc double glazed door to the front

DINING ROOM Upvc double glazed bay window to the front elevation, wood cupboards x 2 housing gas and electric meters, central heating radiator, chimney breast, coving, wood laminate flooring

LOUNGE Upvc double glazed window to the rear elevation, under stairs storage, TV aerial point, wood Adam style fire surround, coving, carpet to floor

KITCHEN Upvc double glazed window to the side elevation, stainless steel one and a half bowl sink, central heating radiator, built in oven and hob, stainless steel extractor hood, space for fridge freezer, part tiled walls, tiled flooring



INNER HALL Upvc double glazed frosted glass panelled door, built in cupboard housing central heating boiler, tiled floor

BATHROOM Upvc double glazed frosted glass window to the side elevation, 3 piece in white, shower over with screen, heated towel rail, tiled walls, tiled flooring

STAIRS AND LANDING Smoke alarm, carpet to floor

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

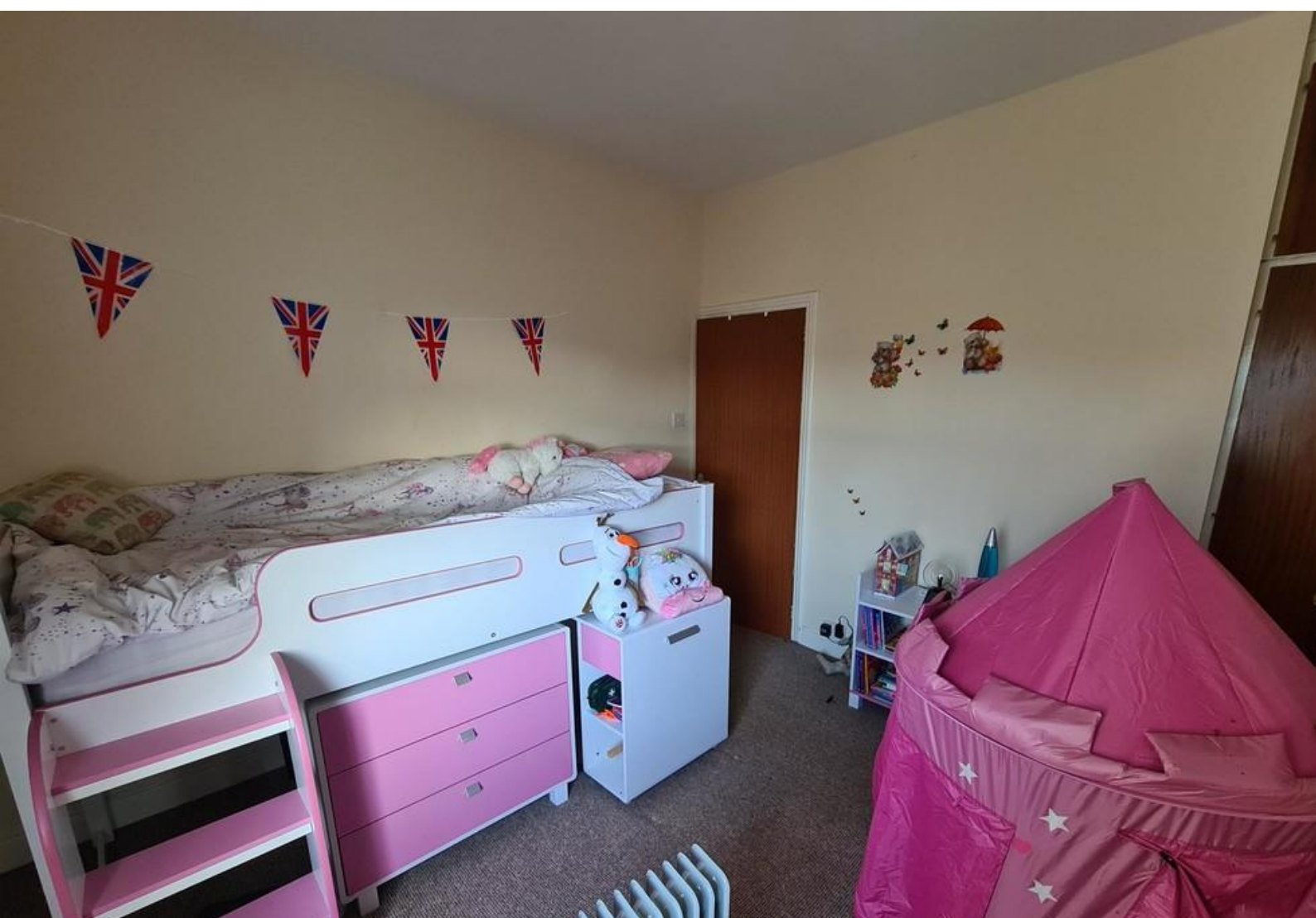


BEDROOM Upvc double glazed window to the front elevation, chimney breast, built in wardrobe units, central heating radiator, carpet to floor





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(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	



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.