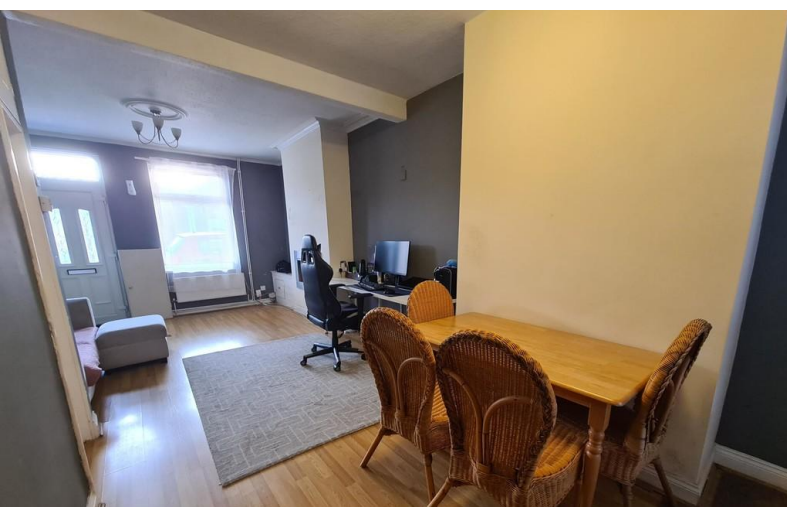


FOR SALE



Heath Street, Goldenhill, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £89,950


MARTIN&CO



Heath Street, Goldenhill, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £89,950

- Pre Let Investment Opportunity
- Mid Terraced House
- Two Reception Rooms
- Family Bathroom
- Fitted Kitchen



DINING ROOM Upvc double glazed window to the front elevation, Upvc double glazed frosted glass panelled door, wood cupboard housing gas and electric meters, chimney breast, electric fire, coving, central heating radiator, wood laminate flooring

LOUNGE Upvc double glazed window to the rear elevation, under stairs storage, chimney breast, 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, built in oven and hob, extractor hood, space and plumbing for washing machine and fridge freezer, central heating radiator, part tiled walls, tiled flooring

INNER HALL Upvc double glazed glass panelled door, built in cupboard, shelf, loft access, tiled flooring

BATHROOM Upvc double glazed frosted window to the side elevation, 3 piece suite in white, shower over with screen, extractor fan, fully tiled walls, central heating radiator, tiled flooring

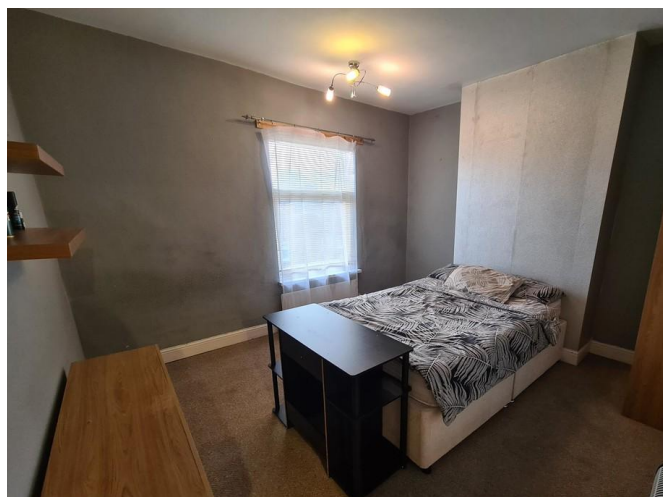
REAR YARD Paved enclosed by wall, wood gate for rear access

STAIRS AND LANDING Smoke alarm, loft access, carpet to floor



BEDROOM Upvc double glazed window to the rear elevation, built in cupboard, built in wardrobe units, central heating radiator, carpet to floor

BEDROOM Upvc double glazed window to the front elevation, central heating radiator, chimney breast, 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	71	
(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	

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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.