

FOR SALE



Packett Street, Fenton

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £79,000


MARTIN&CO



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2 Bedrooms, 1 Bathroom
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- Pre Let Investment Opportunity
- Mid Terraced House
- Two Reception Rooms
- Family Bathroom
- Gas Central Heating

DINING ROOM Upvc double glazed window to the front elevation, Upvc double glazed frosted glass panelled door, chimney breast, central heating radiator, wood Adam style fire surround, central heating radiator, wood cupboards x 2 housing the gas and electric cupboard, coving, carpet to floor

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

KITCHEN Upvc double glazed window to the side elevation, range of base and wall units with work tops over, stainless steel single sink, central heating boiler, space for cooker and fridge freezer, space and plumbing for washing machine, , tiled flooring

INNER HALL Upvc frosted glass panelled door to the side elevation, space for tumble dryer, tiled flooring

BATHROOM Upvc double glassed frosted glass window to the side elevation, 3 piece suite in white with shower over with rail, central heating radiator, fully tiled walls, tiled flooring

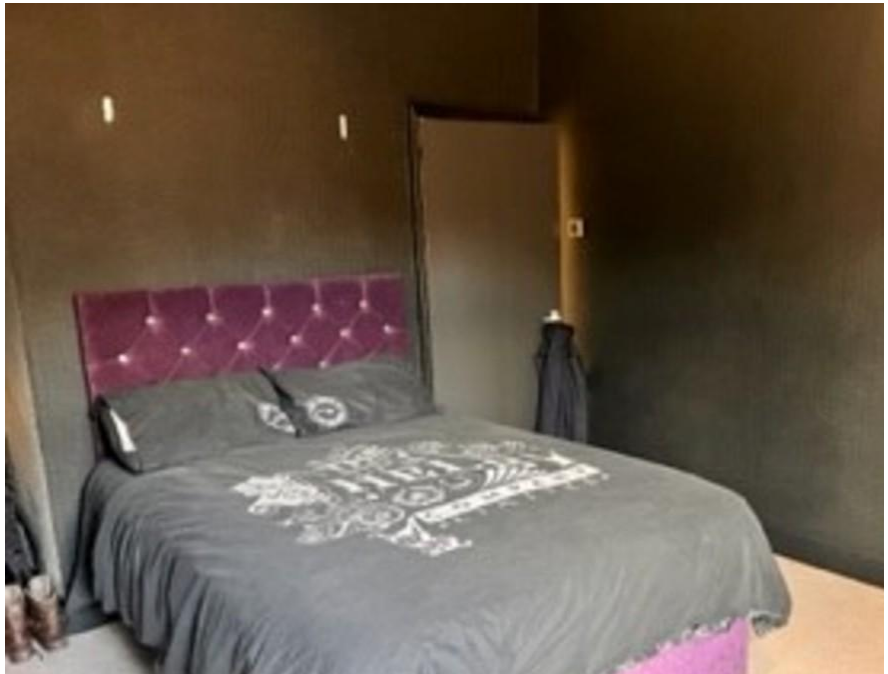
STAIRS AND LANDING Smoke alarm, carpet to floor

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

BEDROOM Upvc double glazed window to the rear elevation, central heating radiator, carpet







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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	

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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.