

**FOR SALE**



**Hollings Street, Fenton**

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

**Asking Price Of £79,950**





**Hollings Street, Fenton**  
**2 Bedrooms, 1 Bathroom**  
**Asking Price Of £79,950**

- First Time Buyers Only
- Mid Terraced House
- Two Reception Rooms
- Family Bathroom
- Double Glazing

**DINING ROOM 11' 7" x 11' 5" (3.53m x 3.48m)** Entry through the double glazed UPVC front door, double glazed UPVC window to front, central heating radiator, carpet, wooden cupboard housing gas & electricity meters, chimney breast.

**LOUNGE 11' 11" x 11' 5" (3.63m x 3.48m)** Double glazed UPVC window to rear, central heating radiator, carpet, T.V. access point, under stairs storage, chimney breast, stone fire surround

**KITCHEN 9' 2" x 6' 0" (2.79m x 1.83m)** Double glazed UPVC window to rear, central heating boiler, vinyl flooring, range of wall & base units with worktops over, stainless steel single sink, space & plumbing for washing machine, space for cooker, part tiled walls

**INNER HALL** Double glazed UPVC frosted glass panel door, vinyl flooring

**BATHROOM 6' 4" x 5' 2" (1.93m x 1.57m)** Double glazed UPVC frosted window. heated towel rail, vinyl flooring, 3-piece white suite with shower over and screen, part-tiled walls

**STAIRS & LANDING** Leading up from the lounge, the stairs and landing are carpeted

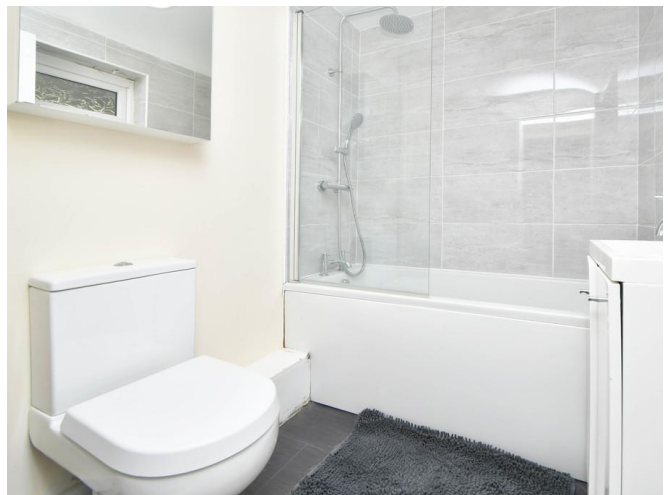
**BEDROOM 11' 7" x 11' 5" (3.53m x 3.48m)** Double glazed UPVC window to front elevation, central heating radiator, carpet, chimney breast

**BEDROOM 11' 11" x 11' 5" (3.63m x 3.48m)** Double glazed UPVC window to rear elevation, central heating radiator, carpet, chimney breast, built-in cupboard, loft access


**REAR YARD** Enclosed by wall, paved with wooden gate for rear access.



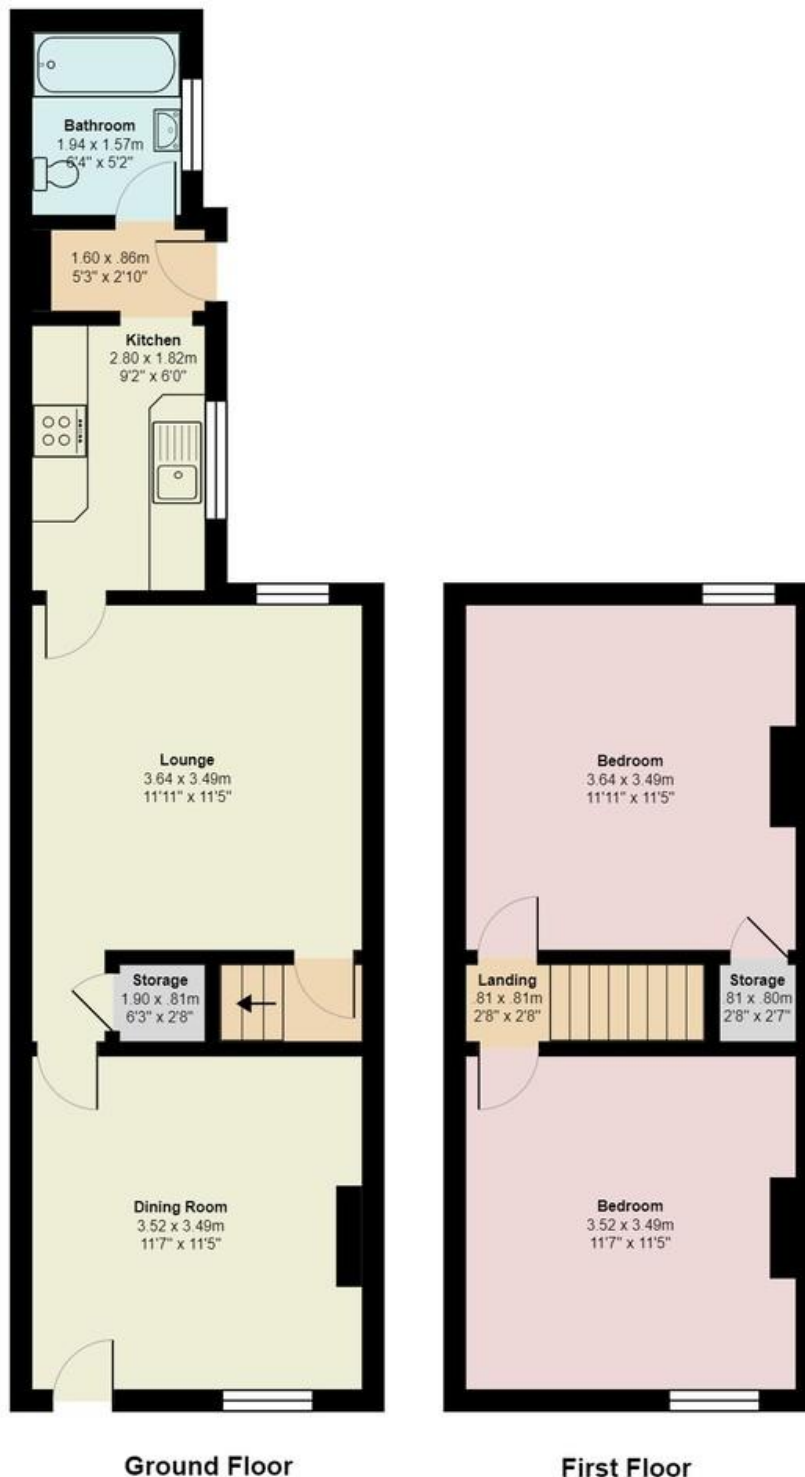






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





All measurements are approximate and for display purposes only

## 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.