

FOR SALE



Warwick Street, Etruria, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Town House

Asking Price Of £162,995

MARTIN&CO



Warwick Street, Etruria, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Asking Price Of £162,995

- Mid Town House
- Ideal Family Home
- Three Bedrooms
- Family Bathroom
- Upvc Double Glazing

HALL 3' 5" x 2' 10" (1.04m x 0.86m) Composite frosted glass panelled door to the front elevation, central heating radiator, wood laminate flooring

LOUNGE/DINER 23' 11" x 13' 10" (7.29m x 4.22m) Upvc double glazed window to the front elevation, Upvc French doors onto the rear garden, open plan, central heating radiator, insert spot lights, TV aerial point, under stairs storage, wood laminate flooring

KITCHEN 13' 0" x 6' 6" (3.96m x 1.98m) Upvc double glazed windows x 2 to the side and rear elevation, Upvc frosted glass panelled door, range of wall and base units with worktops over, stainless steel one and a half bowl sink, built in oven and hob, extractor fan, space and plumbing for washing machine, space for fridge freezer, tiled flooring

STAIRS AND LANDING Carpet to floor

BATHROOM 7' 11" x 7' 6" (2.41m x 2.29m) Upvc double glazed window to the rear elevation, 3 piece suite in white with shower over with screen, heated towel rail, fully tiled walls, vinyl flooring

BEDROOM 12' 11" x 10' 10" (3.94m x 3.3m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor





BEDROOM 12' 8" x 7' 0" (3.86m x 2.13m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 10' 5" x 9' 3" (3.18m x 2.82m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

LOFT ROOM Loft room with pull down ladder

FRONT GARDEN Driveway to front

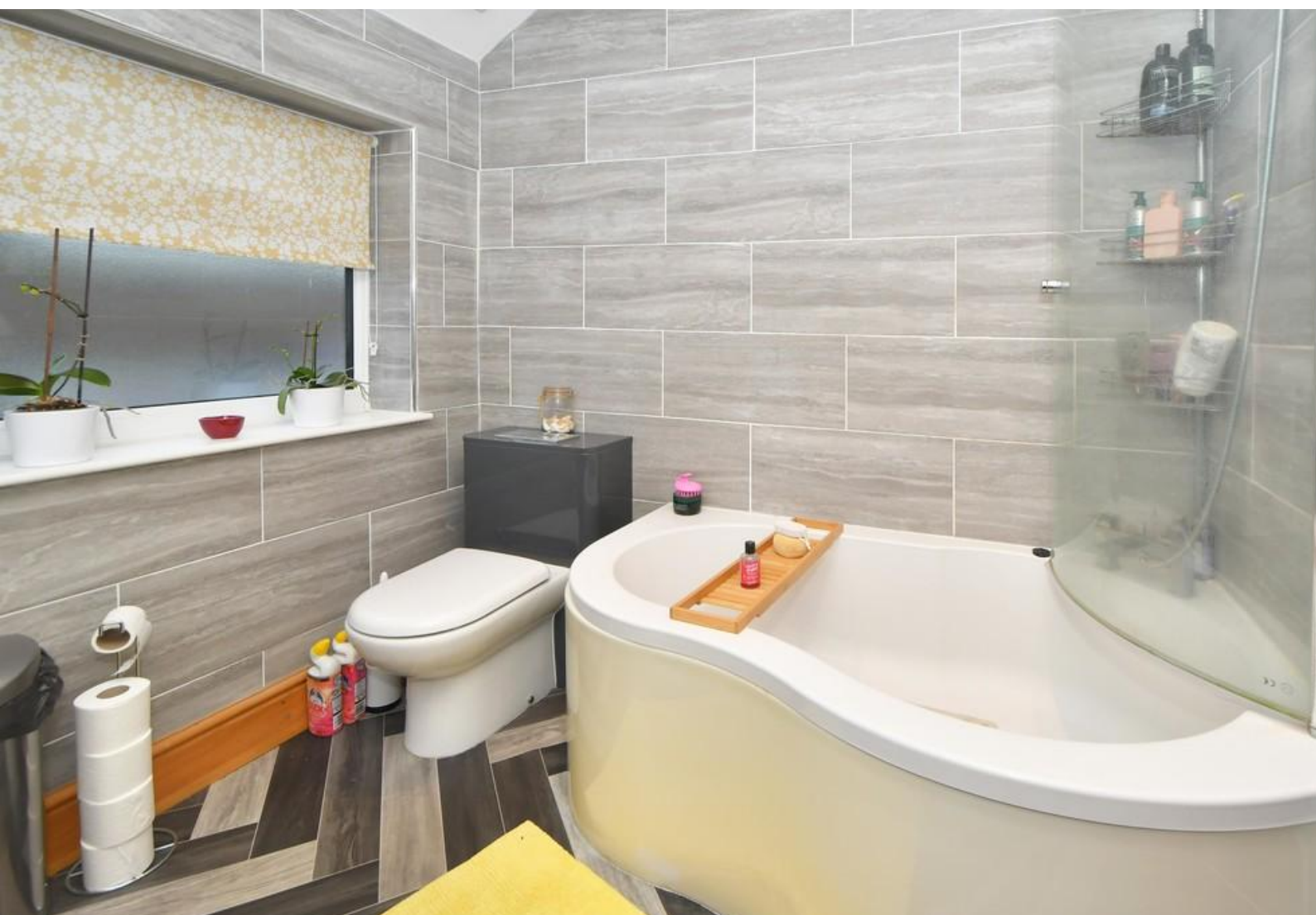
REAR GARDEN Paved Indian Stone and artificial lawn area, summer house with French doors, enclosed by fence

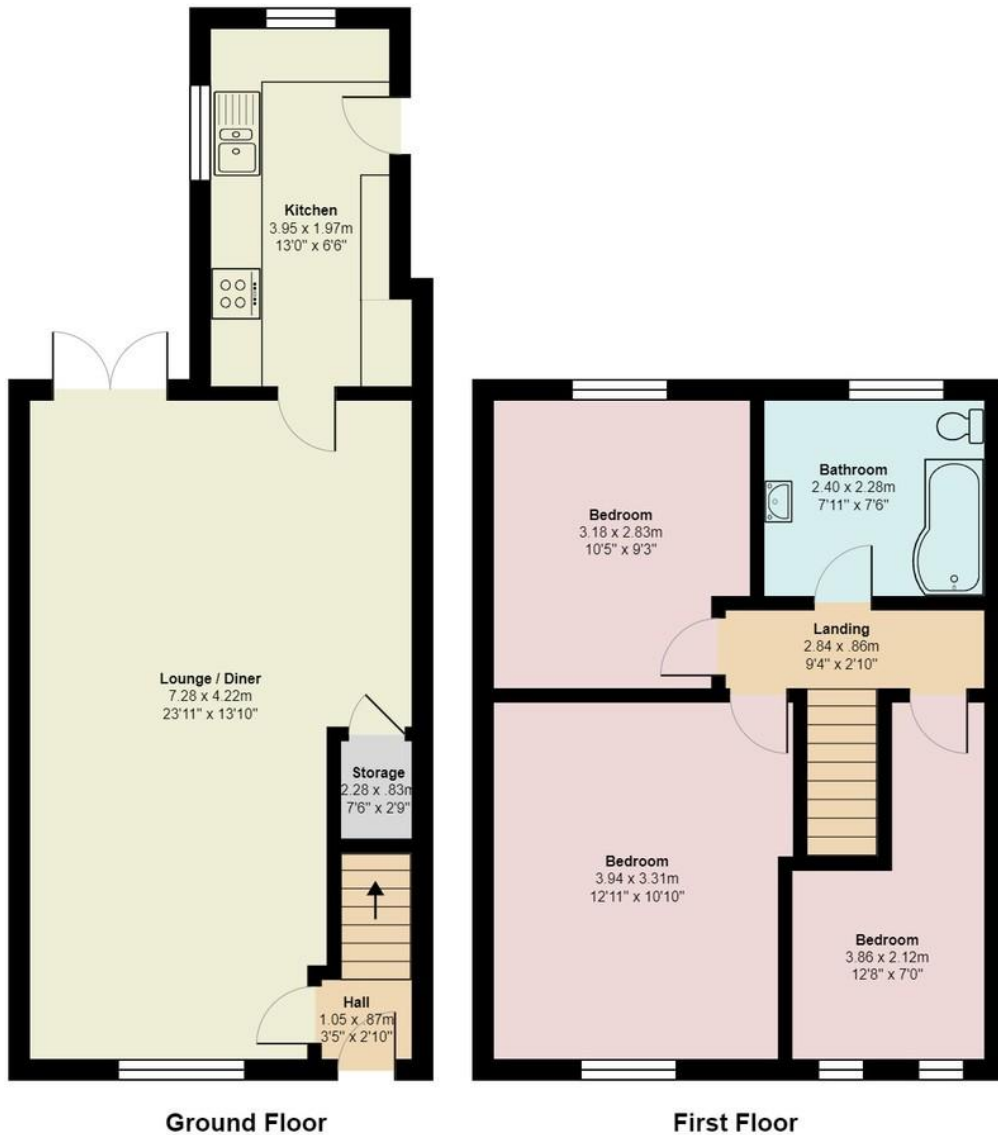




Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<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

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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.