

FOR SALE



Elm Street, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £140,000



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- Mid Terraced Family Home
- Two Double Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room
- First Floor Family Bathroom

We are pleased to bring to the sales market this stunning and spacious mid terraced home with gas central heating and Upvc double glazing, located on Elm Street, Burslem, Stoke On Trent. This two bedroom property would make an ideal first time buyer or family home! Briefly comprising of: Entrance Hall, two reception rooms comprising of a lounge/dining area and a dining room, modern fitted kitchen and a ground floor shower room. To the first floor there is a family bathroom along with two bedrooms and a loft room, The property also benefits from having a rear yard providing some outdoor space This property is an ideal location for local schools and the town centre, must be viewed.

HALL 15' 10" x 3' 1" (4.83m x 0.94m) Upvc double glazed door to the front elevation, central heating radiator, wood laminate flooring

LOUNGE 26' 3" x 10' 4" (8m x 3.15m) Upvc double glazed bay window to the front elevation, TV aerial point, chimney breast, Adam style wood surround, gas living flame fire, central heating radiator, coving, carpet to floor

DINING AREA TO LOUNGE Upvc double glazed French doors to the rear elevation, central heating radiator, chimney breast, Adam style wood surround, gas fire, carpet to floor

DINING ROOM 14' 10" x 7' 8" (4.52m x 2.34m) Upvc double glazed bay window to the side elevation, coving, under stairs storage, wood glass panelled door, wood laminate flooring





KITCHEN 16' 4" x 7' 8" (4.98m x 2.34m) Upvc double glazed glass panelled door to the side elevation, range of wall and base units with worktops over, stainless steel 1 and 1/2 bowl sink, built in oven and hob, space and plumbing for washing machine, space for fridge freezer, tiled flooring

SHOWER ROOM 5' 9" x 4' 7" (1.75m x 1.4m) Upvc double glazed frosted window to the side window, shower cubicle, LLWC and sink in white, tiled floor

STAIRS AND LANDING Smoke alarm, coving

STUDY ROOM/IRONING AREA 7' 8" x 6' 1" (2.34m x 1.85m) Central heating boiler, carpet

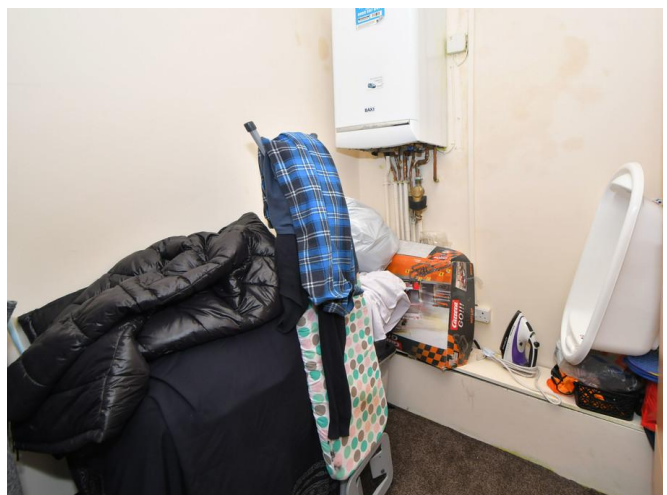
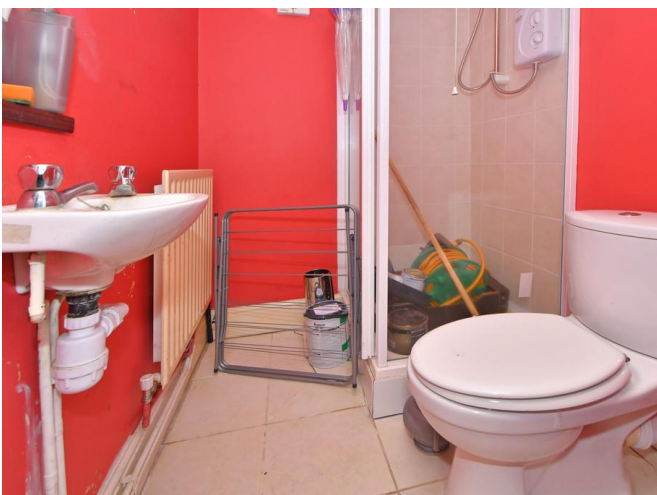
BATHROOM 7' 8" x 7' 1" (2.34m x 2.16m) Window to the rear elevation, 3 piece suite in white, part tiled walls, vinyl flooring

BEDROOM 13' 4" x 7' 10" (4.06m x 2.39m) Upvc double glazed window to the rear, chimney breast, central heating radiator, inset spots, coving, wood laminate flooring

BEDROOM 13' 7" x 12' 4" (4.14m x 3.76m) Upvc double glazed bay window to the front elevation, chimney breast, coving, carpet to floor

LOFT ROOM 15' 9" x 12' 2" (4.8m x 3.71m) Velux sky light, carpet to floor

Own stairway and fire door





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(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.