

**FOR SALE**



**Summerbank Road , Tunstall, Stoke On Trent**

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

**£90,000**

**MARTIN&CO**



RECEPTION ROOM 11' 3" x 9' 10" (3.43m x 3.02m)  
Entered via a UPVC front door, double glazed window to the front elevation, radiator.

- Mid Terrace Property
- Immaculately Presented
- Two Reception Rooms
- Two Double Bedrooms
- Modern Four Piece Bathroom
- No Onward Chain
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RECEPTION ROOM 11' 1" x 12' 6" (3.40m x 3.82m)  
Double glazed window to the rear elevation, electric fire with feature surround, stairs to first floor with storage cupboard under, radiator.

KITCHEN 10' 4" x 6' 4" (3.17m x 1.95m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated electric oven and hob with extractor over, space for appliances, double glazed window to the side elevation.

REAR LOBBY UPVC door giving access to the rear garden.

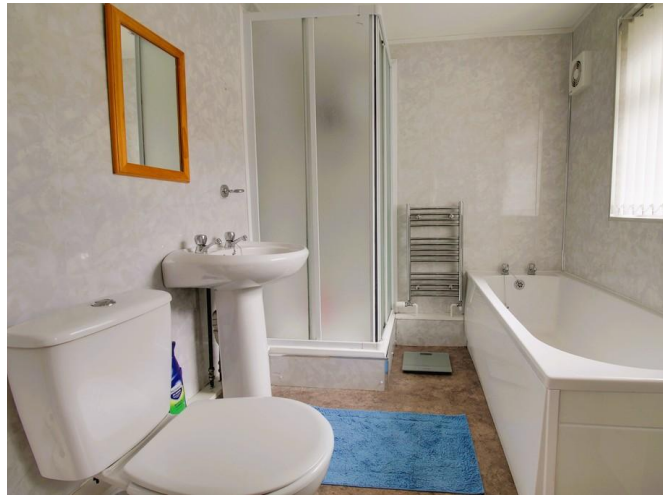
BATHROOM 10' 3" x 6' 4" (3.13m x 1.95m) Modern white four piece suite comprising; low level WC, pedestal hand wash basin, bath and shower unit, double glazed window to the side elevation, housing gas combination boiler, chrome heated towel rail.

BEDROOM Double glazed window to the front elevation, radiator.

BEDROOM 11' 2" x 12' 6" (3.41m x 3.83m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		

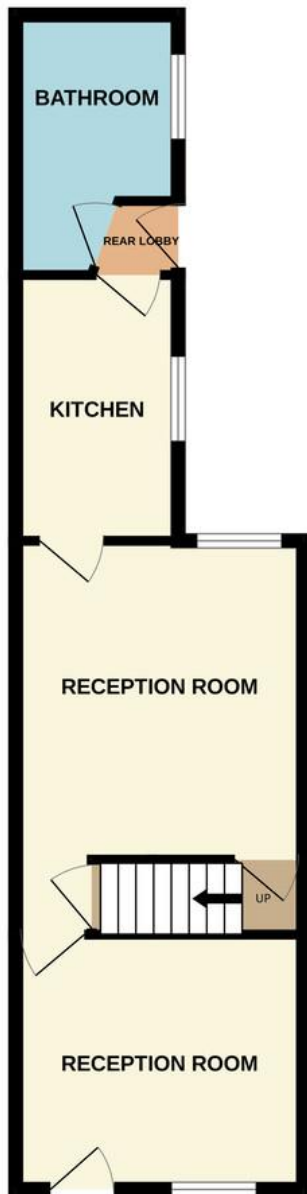




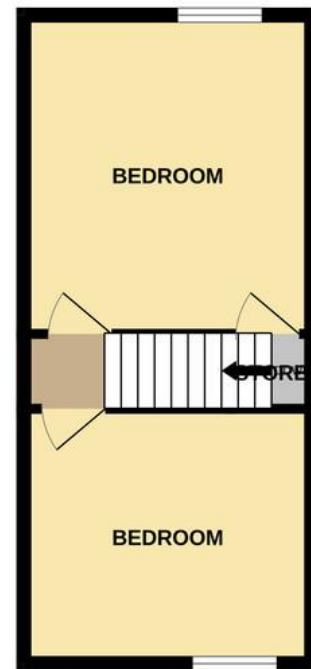
EXTERIOR To the rear of the property there is an enclosed paved yard.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

## Martin & Co Stoke on Trent

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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.