

**FOR SALE**



**Lock Keepers Way, Hanley**

**1 Bedroom, 1 Bathroom, Mid Terraced House**

**Asking Price Of £77,950**



## Lock Keepers Way, Hanley

1 Bedroom, 1 Bathroom

Asking Price Of £77,950

Pre Let Investment Opportunity. Martin & Co are pleased to welcome to the sales market this beautiful One Bedroom Duplex Apartment in Lock Keepers Way, Hanley. The property is close to all amenities with easy access to all major link roads. The ground floor comprises of one bedrooms and beautifully presented bathroom. The first floor benefits of open plan kitchen/lounge with plenty of storage space. Providing allocated parking. Viewing Recommended! Ideal for investors!!

- Duplex Apartment
- One Bedroom
- Open Plan Living Space
- Bathroom
- Upvc Double Glazing

HALL 6' 9" x 6' 1" (2.06m x 1.85m) Upvc double glazed frosted glass panelled door to the front elevation, central heating radiator, wood laminate flooring

BEDROOM 10' 10" x 8' 0" (3.3m x 2.44m) Upvc double glazed window to the side elevation and 2 French doors, under stairs storage, central heating radiator, carpet to floor



BATHROOM 7' 1" x 6' 1" (2.16m x 1.85m) 3 piece suite in white including shower cubicle, central heating radiator, built in storage cupboard providing space and plumbing for washing machine, vinyl flooring


LOUNGE/KITCHEN OPEN PLAN AREA 14' 4" x 14' 3" (4.37m x 4.34m) Upvc double glazed window to the side elevation and 2 French doors onto Juliet balcony, central heating radiator, range of base units with work tops over, stainless steel single sink, built in oven and hob, TV aerial point, inset spot lights, wood laminate flooring

PARKING One allocated parking space

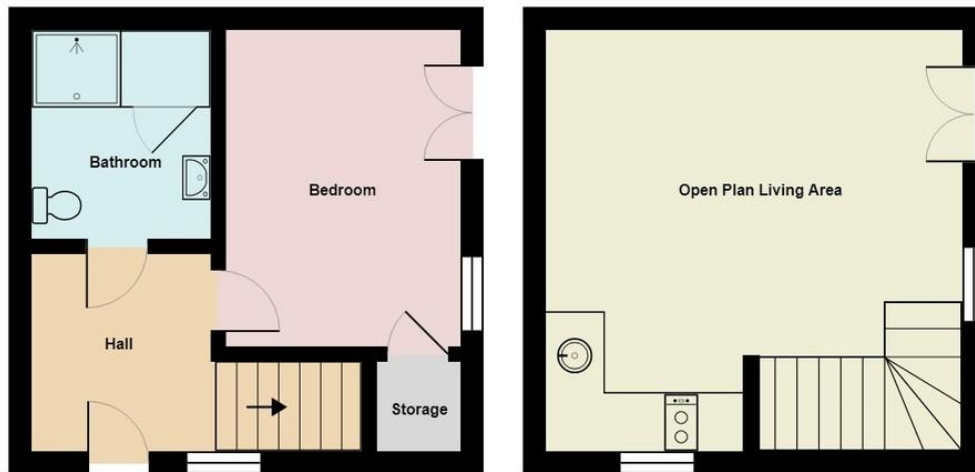




## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**

**First Floor**

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](mailto:stokeontrent@martinco.com) <http://www.martinco.com>

**01782 262880**



**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 mpart 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.

