

FOR SALE



Sandon Street, Shelton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £89,950

MARTIN&CO



Sandon Street, Shelton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £89,950

- Mid Terraced House
- Two Reception Rooms
- Two Double Bedrooms
- Fitted Kitchen
- Upvc Double Glazing

LOUNGE 11' 1" x 10' 11" (3.38m x 3.33m) Wood framed door to the front elevation, wood window, chimney breast, Adam style wood surround, wood cupboard x 2 housing gas and electric meters, central heating radiator, dado rail, wood laminate flooring

DINING ROOM 11' 5" x 10' 11" (3.48m x 3.33m) Wood window to the rear elevation, TV aerial point, central heating radiator, chimney breast, dado rail, Adam style wood surround, carpet to floor

KITCHEN 10' 10" x 6' 0" (3.3m x 1.83m) Upvc double glazed window to the side elevation, range of wall and base units with worktops over, stainless steel single sink, space for cooker and washing machine, fridge freezer, central heating radiator, vinyl flooring

INNER HALL Upvc double glazed window to the front elevation, built in cupboard, central heating boiler, vinyl flooring

BATHROOM 7' 11" x 5' 3" (2.41m x 1.6m) Upvc double glazed frosted window to the side elevation, 3 piece suite in cream with shower over, vinyl flooring

STAIRS AND LANDING Smoke alarm, carpet to floor

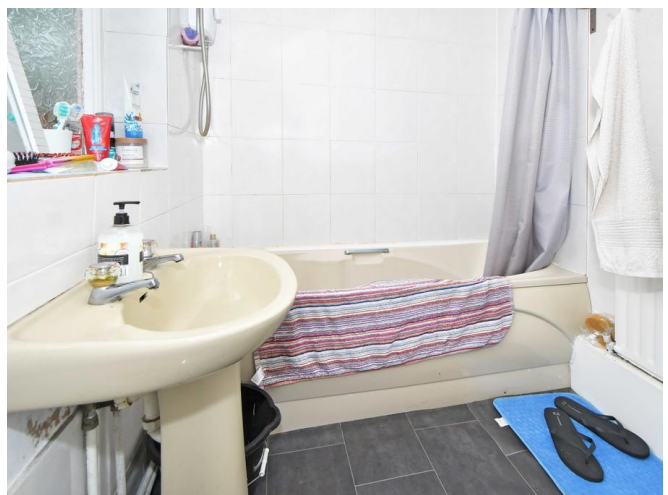
BEDROOM 11' 5" x 10' 11" (3.48m x 3.33m) Wood window to the rear elevation, central heating radiator, loft access, built in wardrobe, chimney breast, carpet to floor






BEDROOM Wood window to the front elevation, central heating radiator, chimney breast, carpet to floor

REAR YARD Enclosed by wall, wood gate for rear access





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor

First Floor

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.