

FOR SALE



Birks Street, Stoke, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £145,000

MARTIN&CO



LOUNGE 11' 0" x 12' 4" (3.36m x 3.77m) Double glazed bay window to the front elevation, radiator.

- Newly Renovated Semi-Detached
- Stylish & Contemporary
- Two Double Bedrooms
- Stunning Breakfast Kitchen
- High Specification Bathroom
- No Onward Chain
- Tenure - Freehold

BREAKFAST KITCHEN 14' 4" x 10' 0" (4.39m x 3.07m) maximum measurements Stylish and contemporary kitchen fitted with a range of wall and base units with complementary worksurface over which incorporates a sink unit and drainer with mixer tap. Integrated electric oven and hob with extractor over, understairs storage cupboard, double glazed windows to the side and rear elevations and French doors opening onto the rear garden.

BEDROOM ONE 11' 2" x 10' 5" (3.41m x 3.19m) Double glazed window bay window to the front elevation, built in storage cupboard, radiator.

BEDROOM TWO 7' 9" x 9' 2" (2.37m x 2.80m) Double glazed window to the rear elevation, radiator.

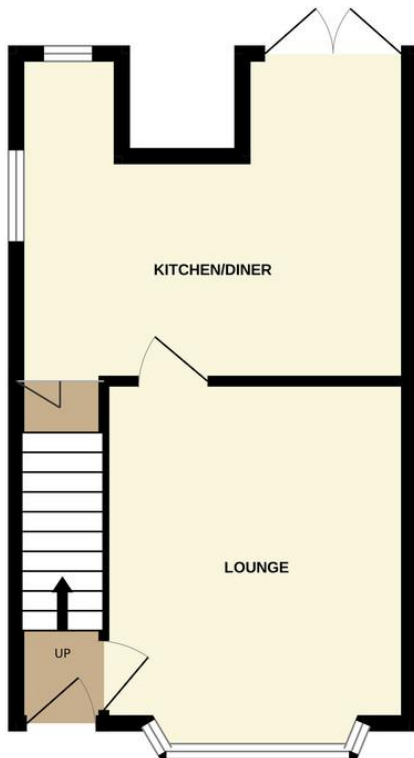
BATHROOM 6' 1" x 6' 1" (1.87m x 1.87m) Stylish and contemporary white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, fully tiled walls, double glazed window to the rear elevation, housing gas combination boiler, chrome heated towel rail.

EXTERIOR The property is accessed via a gated forecourt to the front with a side access leading down to an fully enclosed low maintenance garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	66	
(39-54) E		
(21-38) F		



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 as to their operability or efficiency can be given.
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Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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