

FOR SALE



Ward Place, Chell Heath, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi Detached House

Asking Price Of £114,950


MARTIN&CO



Ward Place, Chell Heath, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

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- Semi Detached Family Home
- Investors only
- Two Bedrooms
- Family Bathroom
- Upvc Double Glazing



Pre Let Investment Opportunity - We are pleased to bring this modern two bedroom semi detached home to the sales market. This property would make an ideal investment property! Briefly comprising, lounge, kitchen/dining room, two bedrooms and a family bathroom! with Upvc double glazing and gas central heating. A driveway provides parking for one vehicle to the front and featuring a large rear garden laid mainly to lawn which is enclosed by a fence. Sold with a tenant in situ, with the current tenant paying £520pcm. Contact us today to book your viewings.

LOUNGE 12' 11" x 11' 10" (3.94m x 3.61m) Upvc double glazed window to the front elevation, Upvc double glazed frosted glass panelled door, TV aerial point, central heating radiator, smoke alarm, carpet to floor

KITCHEN 13' 8" x 8' 6" (4.17m x 2.59m) Upvc double glazed window to the rear elevation, range of base and wall units with worktops over, stainless steel single sink, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, built in oven and hob, extractor fan, central heating radiator, wood laminate flooring

DOWNSTAIRS CLOAKROOM 5' 2" x 3' 3" (1.57m x 0.99m) Upvc double glazed frosted window to the rear elevation, LLWC and hand wash basin in white, wood laminate flooring



INNER HALL Upvc double glazed frosted glass panelled door, wood laminate flooring

REAR GARDEN Laid mainly to lawn, enclosed by fence

STAIRS AND LANDING Smoke alarm, loft access, central heating radiator, carpet to floor

BEDROOM 11' 10" x 9' 0" (3.61m x 2.74m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

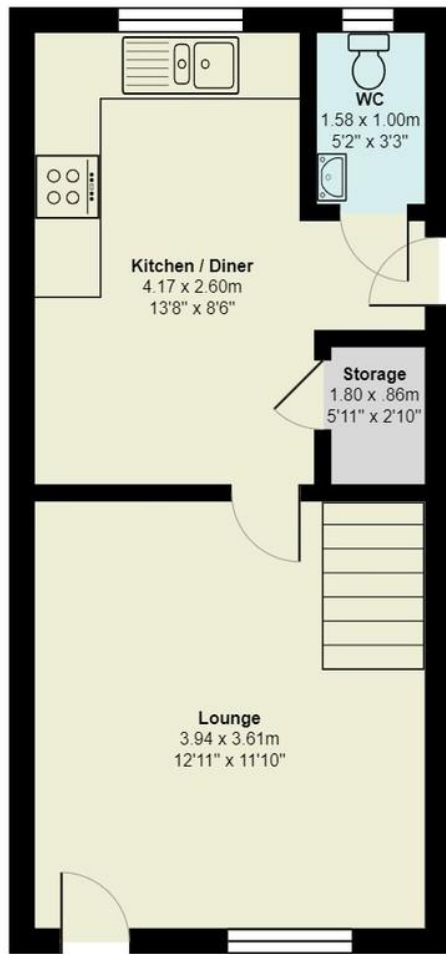
BEDROOM 11' 10" x 11' 0" (3.61m x 3.35m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BATHROOM 3 piece bathroom suite in white with shower over, part tiled walls, central heating radiator, wood laminate flooring

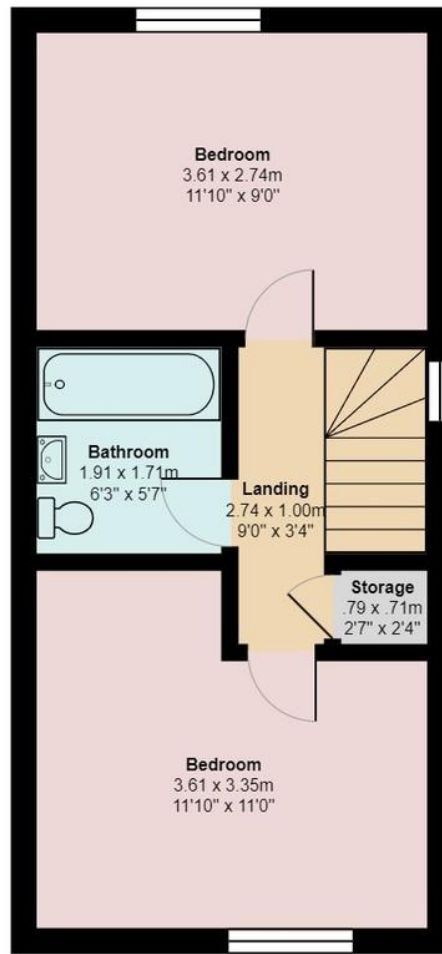








Ground Floor



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.

