

FOR SALE



Leek New Road, Sneyd Green, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £84,950


MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Mid Terraced House
- Two Reception Rooms
- Two Double Bedrooms
- Family Bathroom
- Upvc Double Glazing



HALL 10' 6" x 2' 11" (3.2m x 0.89m) Upvc double glazed frosted glass panelled door to the front elevation, dado rail, cornice, wood laminate flooring

LOUNGE 13' 1" x 9' 10" (3.99m x 3m) Upvc double glazed window to the front elevation, wood cupboard housing gas and electric meters, chimney breast, wood fire surround, electric fire, TV aerial point, central heating radiator, coving, wood laminate flooring

DINING ROOM 13' 3" x 10' 10" (4.04m x 3.3m) Upvc double glazed window to the rear elevation, under stairs storage, TV aerial point, chimney breast, wood fire surround, coving, central heating radiator, dado rail, wood laminate flooring

KITCHEN 10' 11" x 8' 1" (3.33m x 2.46m) Upvc double glazed window to the rear elevation, Upvc double glazed glass panelled door to the rear, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, space and plumbing for washing machine, space for under counter fridge, central heating boiler, part tiled walls, vinyl flooring

BATHROOM 8' 1" x 4' 11" (2.46m x 1.5m) 3 piece bathroom suite in white with shower over, central heating radiator, part tiled walls, vinyl flooring

STAIRS AND LANDING Smoke alarm, carpet to floor



BEDROOM 13' 3" x 10' 10" (4.04m x 3.3m) Upvc double glazed window to the rear elevation, built in cupboard giving loft access, central heating radiator, chimney breast, carpet to floor

BEDROOM 13' 3" x 10' 6" (4.04m x 3.2m) Upvc double glazed window to the front elevation, central heating radiator, chimney breast, coving, carpet to floor

REAR YARD Paved 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		81
(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	





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.