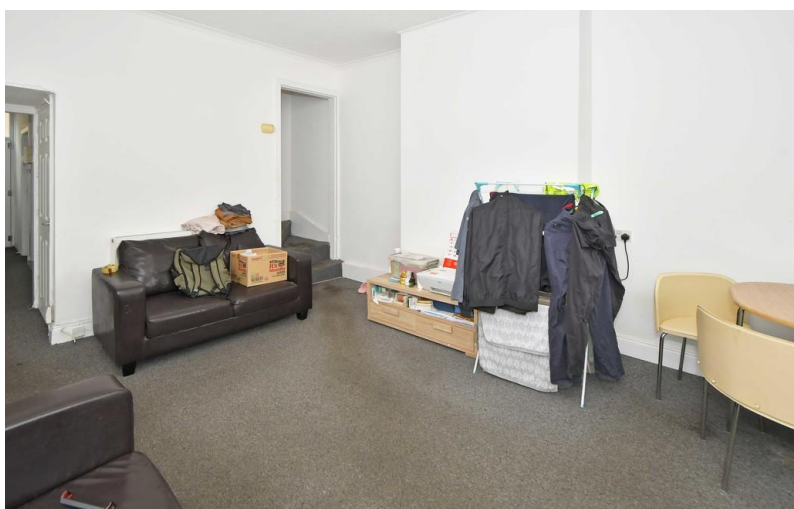
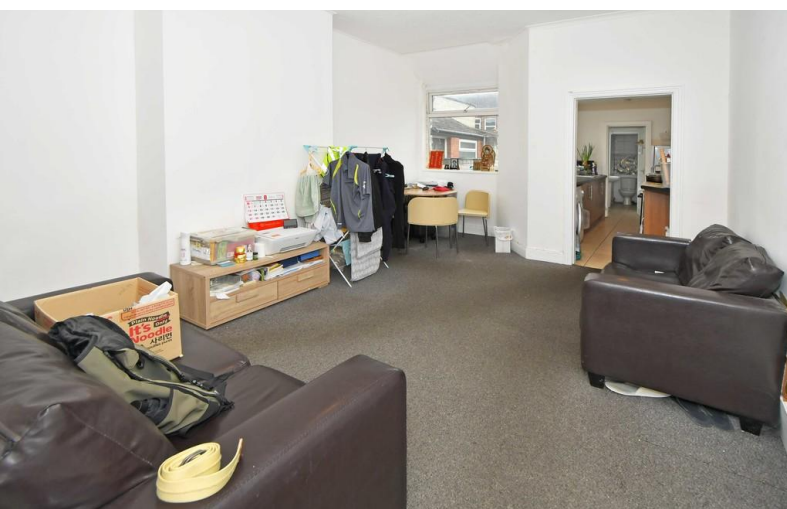


**FOR SALE**



**Spencer Road, Shelton, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £110,000**





## Spencer Road, Shelton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £110,000

- Mid Terraced House
- Pre Let Investment Opportunity
- Two Double Bedrooms
- Family Bathroom
- Upvc Double Glazing



HALL 12' 7" x 3' 4" (3.84m x 1.02m) Upvc double glazed door to the front elevation, carpet to floor

DINING ROOM 12' 7" x 7' 9" (3.84m x 2.36m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

LOUNGE 13' 5" x 11' 6" (4.09m x 3.51m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, under stairs storage cupboard, TV aerial point, carpet to floor

KITCHEN 11' 5" x 6' 2" (3.48m x 1.88m) Upvc double glazed window to the side elevation, range of wall and base units with worktops over, stainless steel single sink, space for fridge freezer, cooker and space and plumbing for washing machine, central heating radiator, loft access, part tiled walls, tiled flooring

INNER HALL Upvc double glazed door to the rear elevation, central heating boiler, tiled flooring

BATHROOM 7' 0" x 4' 11" (2.13m x 1.5m) Upvc double glazed frosted window to the side elevation, 3 piece bathroom suite in white with shower over, part tiled walls, tiled flooring

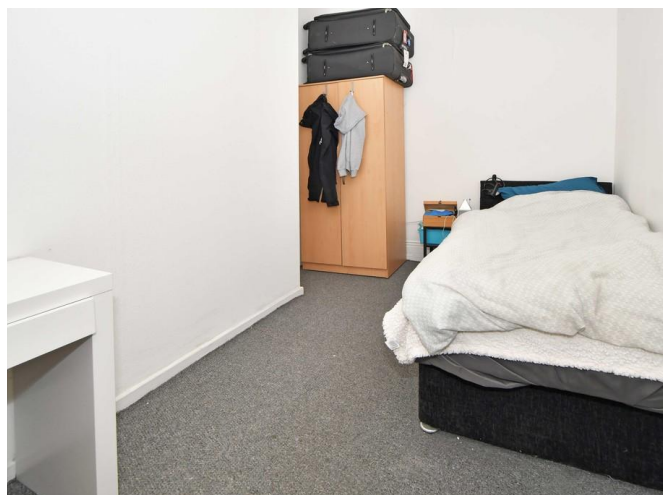
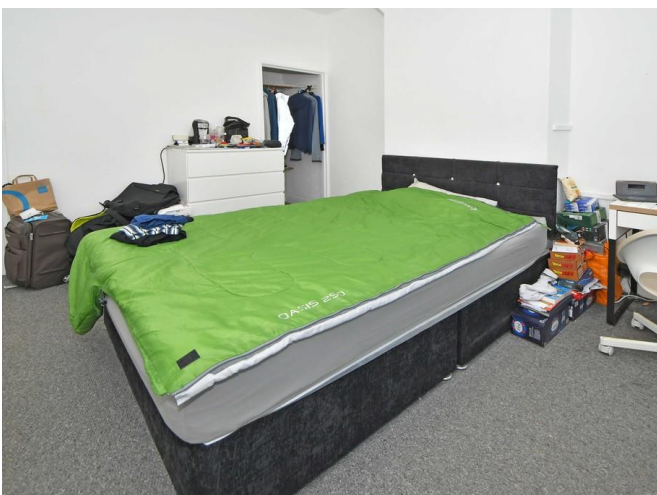
STAIRS AND LANDING Carpet to floor



BEDROOM 12' 7" x 11' 6" (3.84m x 3.51m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 13' 5" x 11' 6" (4.09m x 3.51m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, built in cupboard with loft access, carpet to floor

REAR YARD Paved, enclosed by wall, single garage with up and over door











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

# 01782 262880

<http://www.martinco.com>



**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.