

FOR SALE



Beverley Drive, Bentilee, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £130,000





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- Pre Let Investment Opportunity
- Three Bedrooms
- Breakfast Kitchen Dining Room
- Upvc Double Glazing
- Gas Central Heating



HALL 13' 9" x 2' 11" (4.19m x 0.89m) Upvc double glazed door to the front elevation, central heating radiator, wood laminate flooring, carpet to stairs

LOUNGE 16' 3" x 10' 7" (4.95m x 3.23m) Upvc double glazed window to the front elevation, central heating radiator, wood laminate flooring

KITCHEN 11' 6" x 11' 5" (3.51m x 3.48m) Upvc double glazed windows to the side and rear elevations, range of wall and base units with worktops over, integrated dishwasher, integrated fridge freezer, electric oven and hob, stainless steel sink, part tiled walls, wood laminate flooring

UTILITY ROOM 8' 2" x 7' 9" (2.49m x 2.36m) Upvc double glazed window to the rear elevation, Upvc door, central heating radiator, wood laminate flooring

WC Upvc double glazed window to the rear elevation, LLWC, hand wash basin

STAIRS AND LANDING Carpet to floor

BEDROOM 10' 8" x 10' 7" (3.25m x 3.23m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 10' 7" x 8' 5" (3.23m x 2.57m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor



BEDROOM 13' 10" x 11' 6" (4.22m x 3.51m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

BATHROOM 7' 7" x 5' 3" (2.31m x 1.6m) Upvc double glazed frosted glass window to the rear elevation, 3 piece bathroom suite in white with shower over, heated towel rail, tiled flooring

FRONT GARDEN Driveway to the front

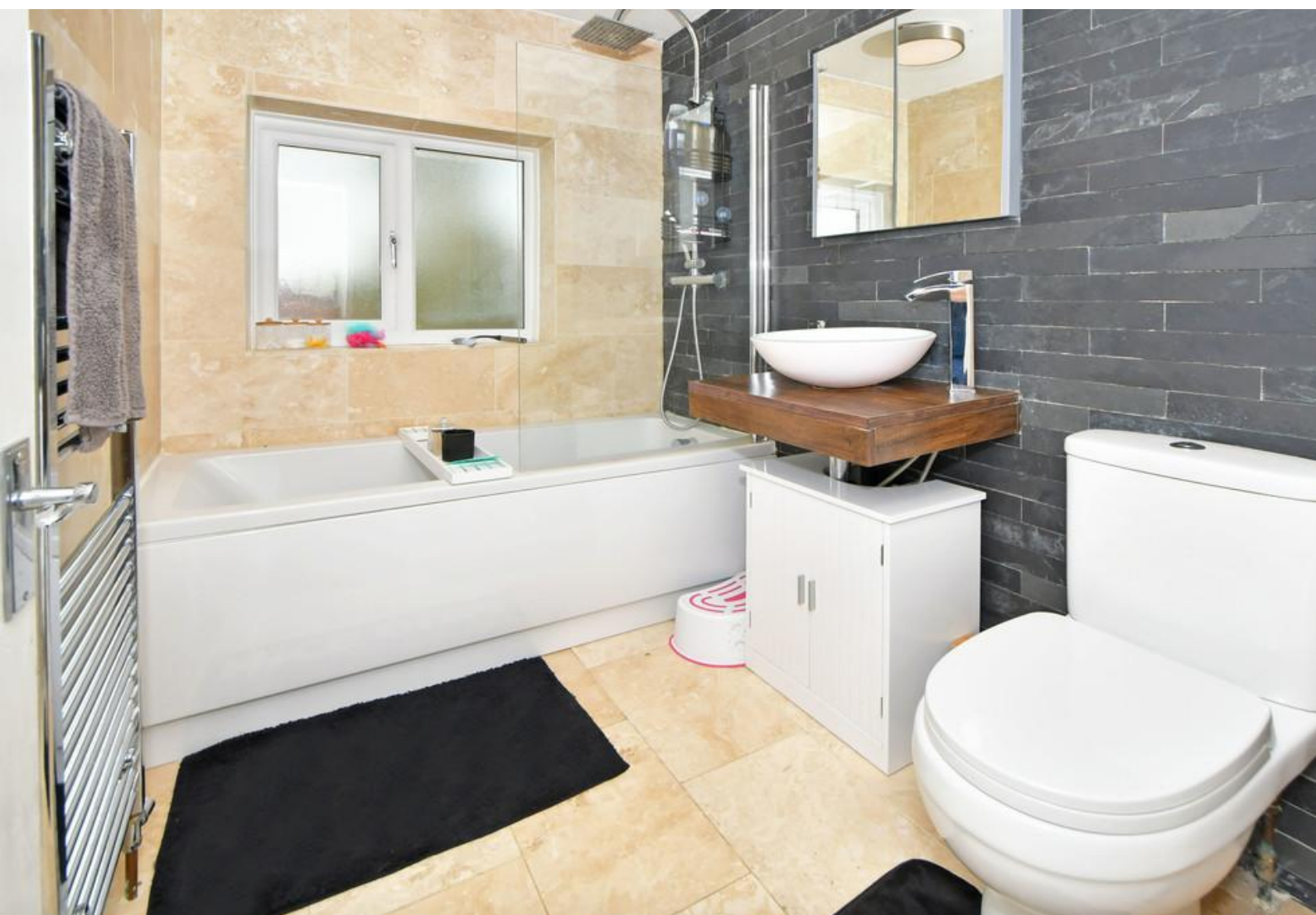
REAR GARDEN Grassed area to the rear, enclosed by fencing





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.