

**FOR SALE**



**Welby Street, Fenton, Stoke-on-Trent**

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

**£100,000**





RECEPTION ROOM 10' 11" x 11' 3" (3.34m x 3.44m)  
Double glazed window to the front elevation, radiator.

RECEPTION ROOM 10' 11" x 12' 1" (3.34m x 3.70m)  
Double glazed window to the rear elevation, stairs to first floor with storage cupboard under, radiator.

KITCHEN 9' 11" x 6' 2" (3.04m x 1.89m) Fitted with a range of modern wall and base units with complementary worksurface over which incorporates a stainless steel sink units and drainer, integrated electric oven and hob with extractor, space for appliances, double glazed window to the side elevation.

REAR LOBBY Housing gas combination boiler, door giving access to the rear yard.

BATHROOM 7' 1" x 6' 2" (2.16m x 1.88m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, partially tiled walls, double glazed window to the side elevation, radiator.

BEDROOM Double glazed window to the front elevation, radiator.

BEDROOM 12' 2" x 10' 11" (3.73m x 3.34m) Double glazed window to the rear elevation, radiator.

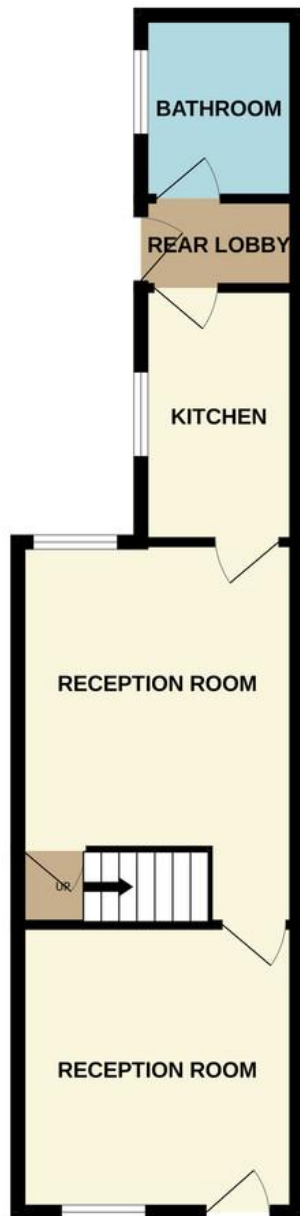
- Mid Terrace Property
- Popular Location
- Ideal First Time Buy
- Two Reception Rooms
- Two Double Bedrooms
- Paved Rear Yard
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

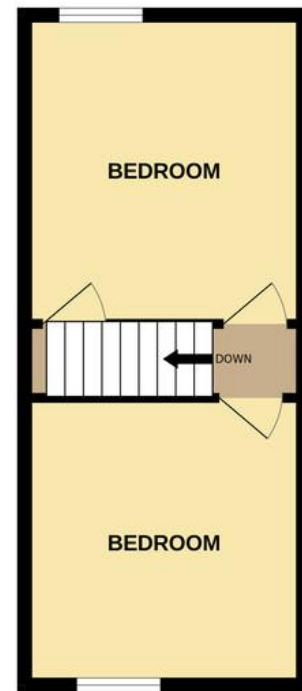




GROUND FLOOR



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.

## Martin & Co Stoke on Trent

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

T: 01782 262880 • E: stokeontrent@martinco.com <http://www.martinco.com>

# 01782 262880



**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.