

FOR SALE



Chatham Street, Shelton, Stoke On Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £90,000

MARTIN&CO



- Mid Terrace Property
- Two/Three Bedrooms
- Spacious Lounge/Diner
- Kitchen & Ground Floor Bathroom
- Close to Hanley & Staffordshire Uni
- No Onward Chain
- Council Tax Band - A

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ENTRANCE HALL Entered via a UPVC front door, under stairs storage cupboard.

LOUNGE/DINER 9' 5" x 21' 4" (2.88m x 6.52m) A spacious and versatile reception room having dual aspect double glazed windows to the front and rear elevations, electric fire with feature surround, stairs to first floor, radiator.

INNER LOBBY Door giving access to ginnel and door giving access to the rear yard.

KITCHEN 8' 9" x 8' 4" (2.68m x 2.56m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed bay window to the side elevation.

REAR HALL Storage cupboard housing gas boiler.

BATHROOM 5' 0" x 8' 8" (1.53m x 2.66m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, double glazed window to the side elevation, radiator.

BEDROOM ONE 12' 5" x 9' 10" (3.79m x 3.02m) Double glazed window to the front elevation, feature cast iron fireplace, radiator.

BEDROOM TWO 9' 5" x 12' 3" (2.89m x 3.75m) Double glazed window to the rear elevation, storage cupboard, radiator.

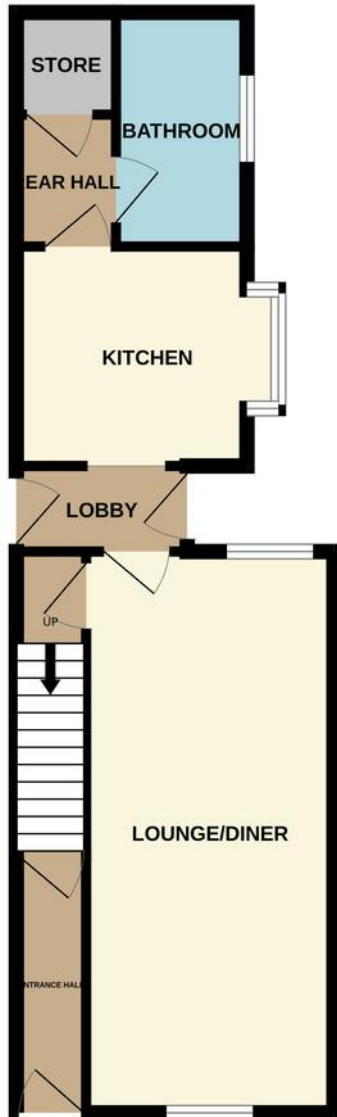


BEDROOM THREE 12' 3" x 7' 1" (3.74m x 2.18m)
Double glazed window to the side elevation, radiator.

EXTERIOR 0' 0" To the rear of the property there is an enclosed rear yard.



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 mpart 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.