

FOR SALE



Ainsworth Street, Mount Pleasant, Stoke On Trent

2 Bedrooms, 1 Bathroom, End Terraced House

Asking Price Of £114,950


MARTIN&CO



Ainsworth Street, Mount Pleasant, Stoke On Trent
2 Bedrooms, 1 Bathroom
Asking Price Of £114,950

- End Terraced
- Two Bedrooms
- Kitchen/Diner
- Gas Central Heating
- Upvc Double Glazing

HALL 10' 2" x 3' 4" (3.1m x 1.02m) Upvc double glazed glass panelled door, wood laminate flooring

LOUNGE 12' 4" x 10' 2" (3.76m x 3.1m) Upvc double glazed window to the front elevation, central heating radiator, wood cupboard housing electric and gas meters, chimney breast, wood laminate flooring

KITCHEN/DINER 14' 3" x 11' 3" (4.34m x 3.43m) Upvc double glazed windows to the side and rear elevations, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, space for fridge freezer, space and plumbing for washing machine, chimney breast, built in cupboard, central heating radiator, central heating boiler, tiled flooring



INNER HALL 5' 0" x 4' 9" (1.52m x 1.45m) Upvc double glazed frosted glass panelled door to the side, tiled flooring

BATHROOM 9' 2" x 5' 8" (2.79m x 1.73m) Upvc double glazed frosted window to the side elevation, 3 piece bathroom suite in white with shower over with rail, central heating radiator, part tiled walls, tiled flooring

STAIRS AND LANDING Smoke alarm, loft access, carpet to floor



BEDROOM 14' 3" x 11' 3" (4.34m x 3.43m) Upvc double glazed window to the rear elevation, central heating radiator, built in cupboard, chimney breast, carpet to floor

BEDROOM 16' 3" x 10' 2" (4.95m x 3.1m) Upvc double glazed windows to the front elevation, central heating radiator, chimney breast, carpet to floor

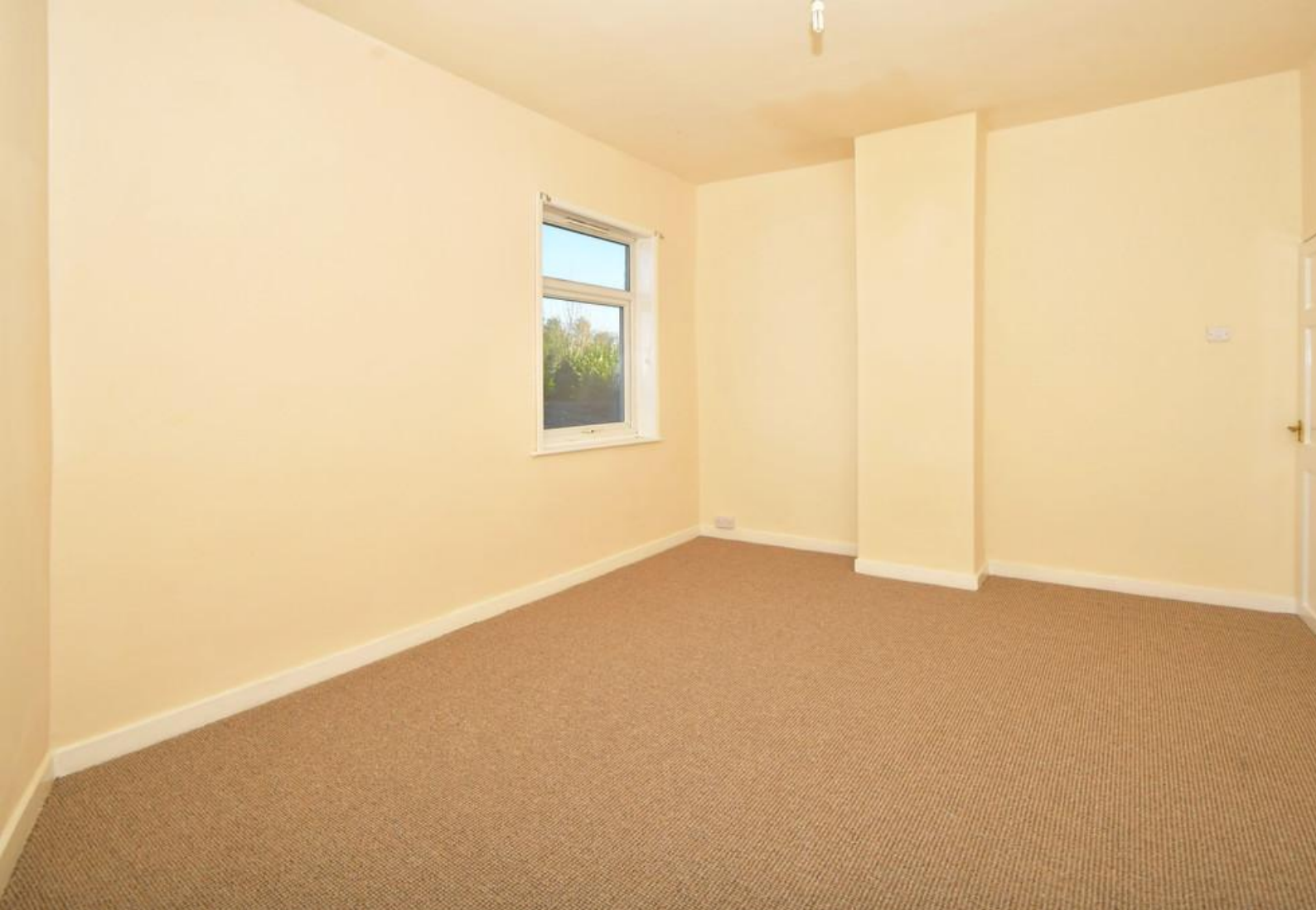
REAR YARD Paved, enclosed by wall, wood gate for access

REAR GARDEN - Lawn enclosed by hedge and fence (half the lawn)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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	



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.