

**FOR SALE**



**Alma Street, Fenton, Stoke On Trent**

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

**Asking Price Of £90,000**



## Alma Street, Fenton, Stoke On Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £90,000

- Mid Terrace Property
- Some Selective Modernisation Required
- Two Double Bedrooms
- Popular Residential Area
- Excellent Rental Potential



**DINING ROOM** 11' 3" x 11' 2" (3.44m x 3.42m) Double glazed window to the front elevation, feature fireplace, radiator.

**LOUNGE** 12' 4" x 11' 3" (3.77m x 3.44m) Double glazed window to the rear elevation, stairs to first floor with storage cupboard under, cast iron feature fireplace, radiator.

**KITCHEN** 10' 4" x 6' 2" (3.15m x 1.88m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation, housing gas combination boiler.

**INNER HALL** Door giving access to the rear yard.

**BATHROOM** 6' 8" x 5' 11" (2.03m x 1.8m) Modern and contemporary white suite comprising; low level WC, hand wash basin set in vanity unit and shower unit, fully tiled walls, double glazed window to the side elevation, radiator.


**BEDROOM** 11' 3" x 11' 3" (3.43m x 3.43m) Double glazed window to the front elevation, radiator.

**BEDROOM** 12' 4" x 11' 3" (3.76m x 3.43m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

**REAR YARD** Enclosed paved yard with rear access gate.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	





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.