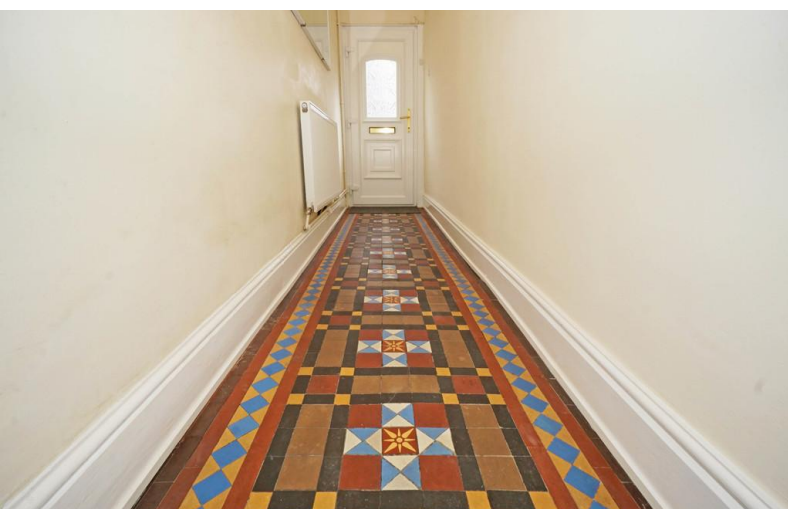


FOR SALE



Moston Street, Birches Head, Stoke On Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

£125,000



Moston Street, Birches Head, Stoke On Trent

3 Bedrooms, 1 Bathroom

£125,000

- Mid Terrace Property
- Three Bedrooms
- Spacious Accommodation
- Well Presented Throughout
- Garden to the Rear

ENTRANCE HALL Entered via a UPVC front door, Minton tiled floor, stairs to first floor, radiator.

LOUNGE/DINER 25' 5" x 10' 7" (7.75m x 3.24m) Having dual aspect double glazed windows, two electric fires with feature surround, two radiators, access to cellar.

KITCHEN 10' 4" x 6' 5" (3.16m x 1.97m) Fitted with modern wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for fridge freezer, double glazed bay window to the side elevation, tiled floor, radiator.

REAR LOBBY Storage cupboard housing gas boiler, access door to rear garden.



WC/UTILITY ROOM 6' 3" x 5' 10" (1.92m x 1.80m) Comprising; low level WC and pedestal hand wash basin, space and plumbing for washing machine, double glazed window to the side elevation, tiled floor, radiator.

BEDROOM ONE 12' 5" x 9' 0" (3.80m x 2.76m) Double glazed window to the front elevation, radiator.

BEDROOM TWO 12' 5" x 8' 3" (3.80m x 2.52m) Double glazed window to the rear elevation, radiator.



BEDROOM THREE 12' 5" x 4' 11" (3.80m x 1.52m)
Double glazed window to the front elevation, radiator.

BATHROOM 10' 4" x 6' 5" (3.16m x 1.97m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, radiator.

CELLAR 12' 5" x 5' 5" (3.80m x 1.67m)

EXTERIOR To the rear there is a paved yard with lawned garden.





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

WWW.EPC4U.COM





Cellar

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.

