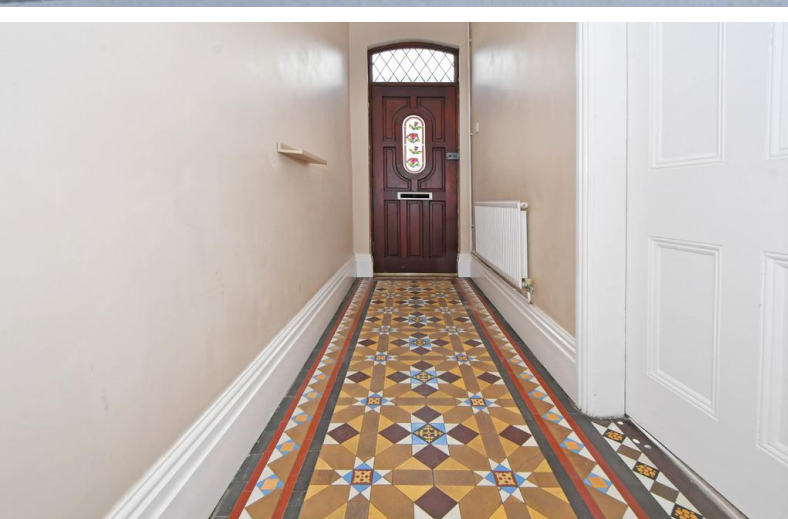


FOR SALE



Ainsworth Street, Fenton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £130,000





ENTRANCE HALL 13' 9" x 3' 8" (4.20m x 1.14m)
Entered via a UPVC front door, Minton tiled floor, stairs to first floor, radiator.

- Substantial Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen
- Garden to the Rear
- No Onward Chain
- EPC - E

RECEPTION ROOM 12' 10" x 11' 1" (3.92m x 3.40m)
Double glazed window to the front elevation, electric fire with feature fireplace, radiator.

RECEPTION ROOM 13' 7" x 12' 0" (4.15m x 3.67m)
Living flame gas fire with feature surround, double glazed window to the rear elevation, radiator.

KITCHEN 13' 6" x 9' 10" (4.12m x 3.01m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor, space for appliances, access to cellar, double glazed window to the side elevation, door giving access to the rear garden, housing gas combination boiler, radiator.

BATHROOM 9' 10" x 8' 6" (3.01m x 2.60m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, ceramic tiled floor, double glazed window to the side elevation, radiator.

CELLAR 13' 1" x 12' 0" (4.01m x 3.67m)

BEDROOM ONE 12' 5" x 11' 1" (3.81m x 3.40m)
Double glazed window to the front elevation, feature fireplace, radiator.





BEDROOM TWO 14' 2" x 12' 0" (4.32m x 3.67m)
Double glazed window to the rear elevation, feature fireplace and radiator.

BEDROOM THREE 11' 1" x 6' 11" (3.40m x 2.13m)
Double glazed window to the front elevation, radiator.

EXTERNAL To the rear of the property there is a good size garden with paved patio and lawned garden with a useful storage cupboard/workshop.





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.