

**FOR SALE**



**Kimberley Road, Etruria, Stoke-on-Trent**

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

**Offers In Excess Of £120,000**





**RECEPTION ROOM** 10' 11" x 10' 11" (3.33m x 3.33m)  
Entered via a UPVC front door, double glazed window to the front elevation, radiator.

- Mid Terrace Property
- Two Bedrooms
- Stunning Renovation
- Spacious Breakfast Kitchen
- Modern Ground Floor Bathroom
- No Onward Chain
- EPC - TBC

**KITCHEN** 11' 11" x 10' 11" (3.65m x 3.33m) Fitted with a range of modern wall and base units with worksurface over and matching breakfast bar, stainless steel sink unit and drainer, integrated double oven and gas hob, space for fridge freezer, double glazed window to the rear elevation, ceramic tiled floor, stairs to first floor with storage cupboard under, radiator.

**UTILITY ROOM** 11' 9" x 6' 1" (3.59m x 1.86m) Having space and plumbing for washing machine and tumble dryer, ceramic tiled floor, double glazed window to the side elevation, UPVC door giving access to the rear yard.

**BATHROOM** 5' 10" x 4' 11" (1.80m x 1.50m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, fully tiled walls, ceramic tiled floor, double glazed window to the side, heated towel rail.

**BEDROOM** 10' 11" x 10' 11" (3.33m x 3.33m) Double glazed window to the front elevation, radiator.

**BEDROOM** 11' 11" x 10' 11" (3.65m x 3.33m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

**EXTERNAL** Paved yard to the rear.

%epcGraph\_c\_1\_331%





## 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.