

FOR SALE



Northwood Park Road, Northwood, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £90,000





LOUNGE/DINER 27' 0" x 11' 4" (8.24m x 3.47m)
 Spacious open plan lounge/dining room having dual aspect double glazed windows to the front and rear elevations, central staircase to the first floor, two radiators.

- Mid Terrace Property
- Two Bedrooms
- Open Plan Lounge/Dining Room
- Ground Floor Bathroom
- Close to Hanley town centre
- No Onward Chain
- EPC - D

KITCHEN 11' 0" x 6' 1" (3.36m x 1.87m) Fitted with a range of wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation, housing gas combination boiler.

REAR LOBBY 6' 1" x 2' 9" (1.87m x 0.84m) UPVC door giving access to the rear garden.

BATHROOM 8' 3" x 6' 1" (2.53m x 1.87m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower attachment, double glazed window to side elevation, radiator.

BEDROOM 11' 4" x 11' 3" (3.47m x 3.43m) Double glazed window to the front elevation, radiator.

BEDROOM 12' 2" x 11' 4" (3.71m x 3.47m) Double glazed window to the rear elevation, built in storage, radiator.

EXTERNAL The property is fore-courted to the front with a paved rear yard to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		





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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.