

**FOR SALE**



**Denbigh Street, Hanley, Stoke-on-Trent**

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

**Offers In Excess Of £75,000**

**MARTIN&CO**



- PRE LET INVESTMENT
- Mid Terrace Property
- Three Bedrooms
- Open Plan Lounge/Dining Room
- First Floor Bathroom
- No Onward Chain
- Council Tax Band - A

**LOUNGE/DINER 25' 0" x 11' 6"** (7.64m x 3.53m)  
Having dual aspect double glazed windows to the front and rear elevations, central staircase to the first floor, two radiators.

**KITCHEN 17' 8" x 5' 11"** (5.41m x 1.81m) 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.

**REAR LOBBY 5' 3" x 2' 9"** (1.62m x 0.86m) UPVC door giving access to the rear yard.

**WC 5' 3" x 2' 8"** (1.62m x 0.83m) Comprising; low level WC and hand wash basin, double glazed window to the side elevation.

**BEDROOM ONE 11' 6" x 10' 0"** (3.53m x 3.07m)  
Double glazed window to the front elevation, radiator.

**BEDROOM TWO 11' 3" x 8' 5"** (3.44m x 2.59m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

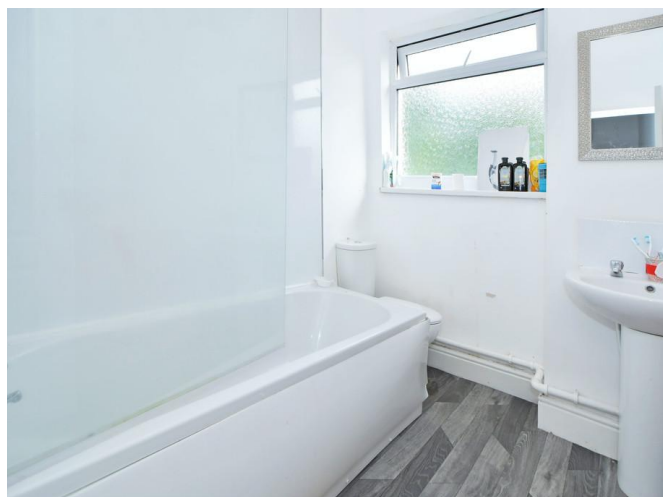
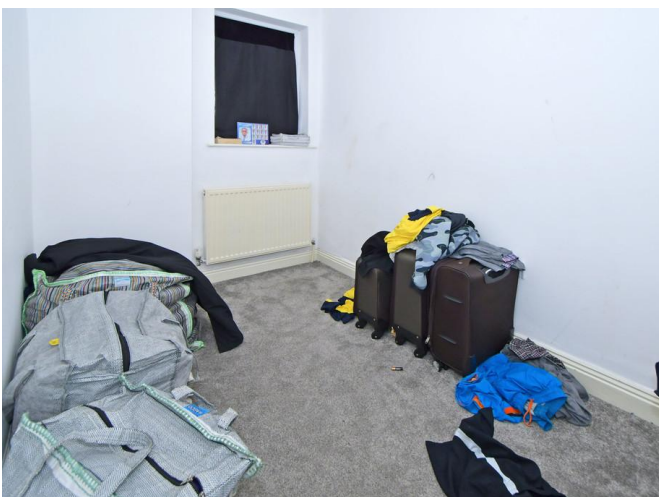
**BEDROOM THREE 10' 8" x 5' 10"** (3.26m x 1.80m)  
Double glazed window to the rear elevation, radiator.

**BATHROOM 9' 4" x 6' 3"** (2.86m x 1.91m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, radiator.

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            | <b>72</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |



EXTERNAL Paved yard to the rear.





## Martin & Co Stoke on Trent

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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.