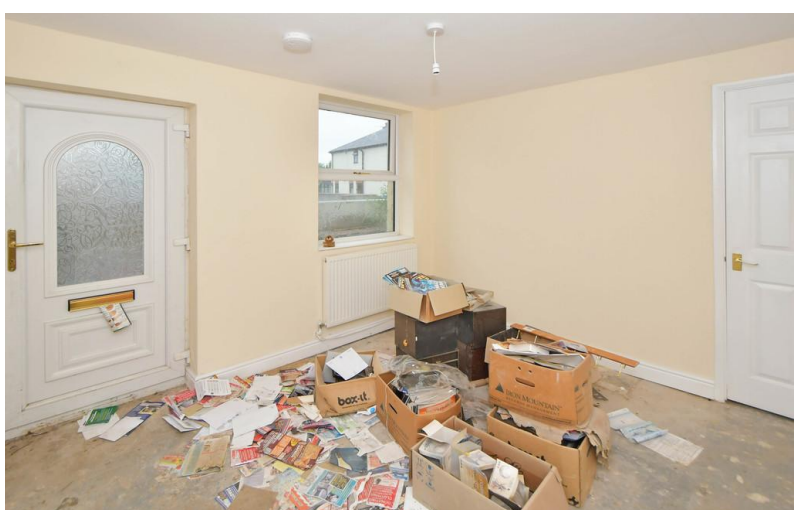


FOR SALE



Newmill Street, Milton, Stoke-on-Trent

1 Bedroom, 1 Bathroom, Flats

Offers In Excess Of £150,000





GROUND FLOOR FLAT

LOUNGE 16' 4" x 14' 5" (5.00m x 4.41m) Double glazed window to the front elevation.

KITCHEN 13' 5" x 6' 11" (4.10m x 2.12m) Fitted with wall and base units, double glazed window to the rear elevation, storage cupboard, radiator.

DINING ROOM 10' 7" x 9' 6" (3.25m x 2.90m) UPVC entrance door, double glazed window to the side elevation, access to cellar, radiator.

BEDROOM 9' 6" x 8' 9" (2.90m x 2.69m) Double glazed window to the side elevation, radiator.

SHOWER ROOM 9' 1" x 4' 4" (2.77m x 1.33m) Low level WC, wall mounted hand wash basin and shower unit, double glazed window to the side elevation.

CELLAR 14' 9" x 8' 6" (4.52m x 2.61m)

- Two one bedroom flats
- Further renovation required
- Superb rental investment
- Centre of Milton village
- Garage at the rear
- No onward chain
- EPC - C

Energy Efficiency Rating

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

FIRST FLOOR FLAT

LANDING 11' 5" x 9' 9" (3.50m x 2.98m) Two storage cupboards.

LOUNGE 15' 0" x 10' 1" (4.59m x 3.09m) Double glazed window to the front elevation, radiator.

KITCHEN 11' 5" x 7' 1" (3.50m x 2.16m) Fitted with wall and base units, double glazed window to the rear



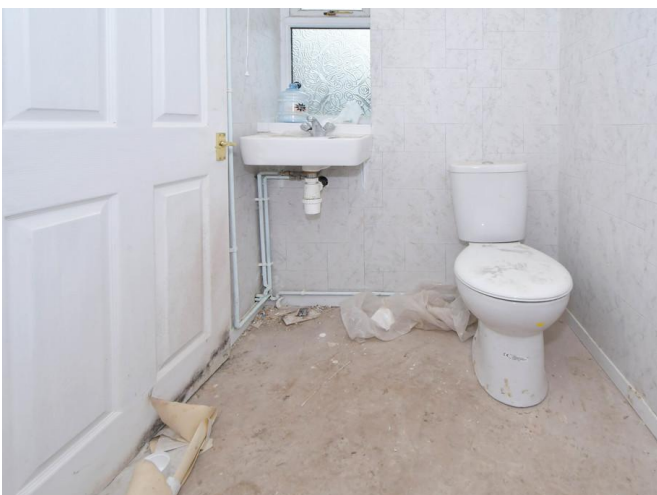
elevation, radiator.



BEDROOM 15' 0" x 6' 7" (4.59m x 2.03m) Double glazed window to the side elevation, radiator.

BATHROOM 9' 9" x 7' 11" (2.98m x 2.43m) Low level WC, pedestal hand wash basin and bath, double glazed window to the side elevation, radiator.

EXTERNAL Paved yard & garage.





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.

