

FOR SALE



Penstock Drive, Etruria, Stoke On Trent

2 Bedrooms, 1 Bathroom, Apartment

£95,000


MARTIN&CO



ENTRANCE HALL Intercom entry system, built in storage cupboard.

- Two double bedrooms
- Open-plan kitchen
- Juliet balcony
- Modern kitchen appliances
- Allocated parking spot
- Council Tax Band - A
- Tenure - Leasehold

LOUNGE/DINER/KITCHEN 19' 1" x 14' 6" (5.84m x 4.42m) Having double glazed window and Juliet balcony. The kitchen is fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor hood, space for appliances, two wall mounted electric heaters.

BEDROOM 11' 10" x 9' 8" (3.61m x 2.97m) Double glazed window, wall mounted electric heater.

BEDROOM 9' 0" x 8' 2" (2.75m x 2.51m) Double glazed window, wall mounted electric heater.

BATHROOM 9' 8" x 6' 0" (2.96m x 1.85m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window, heated towel rail.

EXTERNAL Allocated parking space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		





First Floor

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.

