

FOR SALE



Francis Street, Pittshill, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £90,000


MARTIN&CO



Francis Street, Pittshill, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £90,000

- Mid Terrace Property
- Two Bedrooms
- Two Reception Rooms
- Immaculately presented
- Modern fitted kitchen



LOUNGE 13' 1" x 11' 1" (4.00m x 3.40m) Entered via a UPVC front door, double glazed window to the front elevation, radiator.

DINING ROOM 11' 8" x 10' 2" (3.56m x 3.12m) Double glazed window to the rear elevation, stairs to first floor with storage cupboard under, radiator.

REAR LOBBY Access doors to ginnel and rear yard.

KITCHEN 7' 8" x 7' 8" (2.36m x 2.34m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer with spray tap, integrated oven and hob with extractor hood, space for appliances, double glazed window to the side elevation.

BATHROOM 6' 9" x 6' 8" (2.06m x 2.04m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath, fully tiled walls, double glazed window to the side elevation, radiator.

BEDROOM 13' 1" x 11' 1" (4.00m x 3.40m) Double glazed window to the front elevation, radiator.

BEDROOM 11' 8" x 10' 2" (3.56m x 3.12m) Double glazed window to the rear elevation, radiator.

EXTERNAL To the rear there is an enclosed paved yard.





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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





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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.