

FOR SALE



New Berkeley Street, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £165,000


MARTIN&CO



New Berkeley Street, Hanley, Stoke-on-Trent

2 Bedrooms, 0 Bathroom

Offers In Excess Of £165,000

- Semi Detached House
- Two Bedrooms
- Lounge
- Kitchen Breakfast Room
- Cloakroom

LOUNGE 13' 3" x 12' 2" (4.04m x 3.71m) Window to the front, radiator, carpet to floor

KITCHEN/BREAKFAST ROOM 11' 7" x 10' 5" (3.53m x 3.18m) A range of wall and base units with inset sink and integrated oven and hob, extractor fan, French door to the rear, space and plumbing for washing machine, wood laminate flooring

CLOAKROOM Low level WC and wash hand basin, wood laminate flooring, radiator

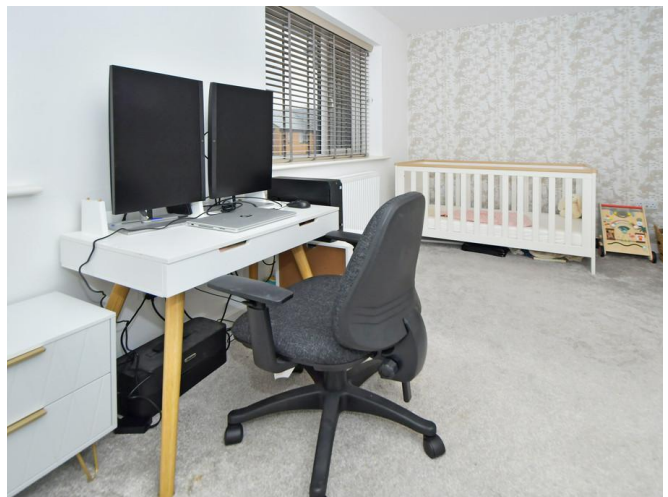
BEDROOM 15' 4" x 8' 2" (4.67m x 2.49m) Windows to rear, radiator, carpet to floor

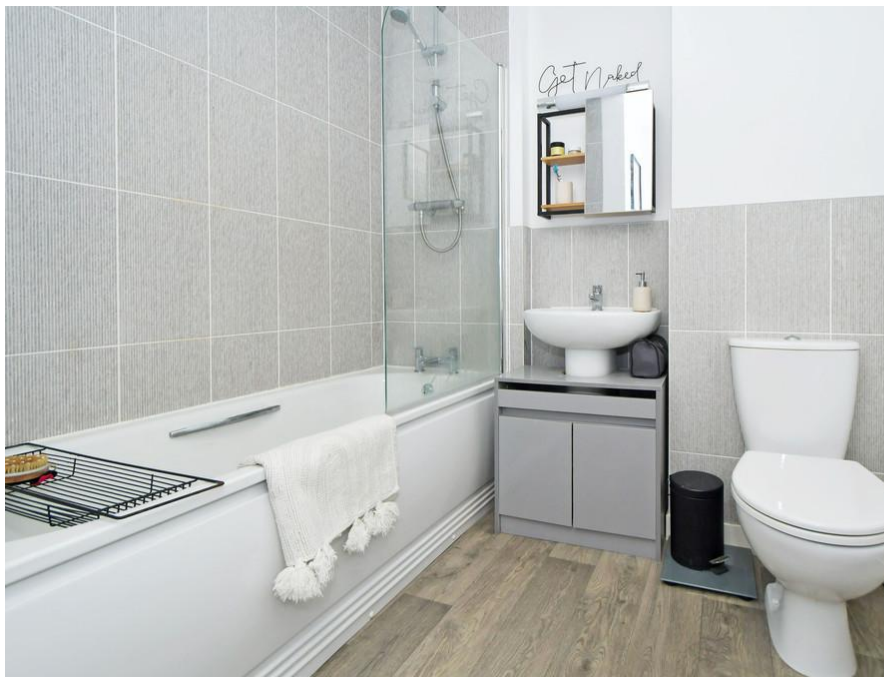
BEDROOM 15' 4" x 8' 3" (4.67m x 2.51m) Windows to front, radiator, carpet to floor

BATHROOM Panelled bath with shower over, low level WC and wash hand basin, wood laminate flooring

GARDEN Enclosed garden to rear, lawn area, patio







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

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.