

**WITHDRAWN**



**Cardwell Street, Birches Head, Stoke-on-Trent**

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

**Offers In Excess Of £100,000**

  
**MARTIN&CO**



LOUNGE/DINER 21' 4" x 12' 0" (6.51m x 3.67m) Dual aspect double glazed windows to the front and rear elevations, stairs to first floor, Wood effect laminate flooring, two radiators.

- Mid Terrace Property
- Two Bedrooms
- Open plan lounge/diner
- Two double bedrooms
- Popular Location
- Ideal Investment
- EPC - D

KITCHEN 7' 8" x 7' 1" (2.36m x 2.18m) Fitted with a range of 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, housing gas boiler,

REAR LOBBY Storage cupboard, door giving access to the rear yard.

BATHROOM 7' 8" x 6' 6" (2.36m x 2.00m) White suite comprising; low level WC, pedestal hand wash basin and bath, double glazed window to the side elevation, radiator.

BEDROOM 12' 0" x 9' 11" (3.67m x 3.03m) Double glazed window to the front elevation, radiator.

BEDROOM 10' 11" x 9' 3" (3.35m x 2.84m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

EXTERNAL Enclosed paved yard to the rear with access gate.

### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 87        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 58      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |





## Martin & Co Stoke on Trent

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