



**Vincent Street, Northwood, Stoke-on-Trent**

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

**Asking Price Of £79,000**

**Martin & Co Stoke on Trent** **01782 262880**  
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**Vincent Street, Northwood,  
Stoke-on-Trent**

- Pre Let Investment Property
- Achieving £425 PCM
- One Reception Room
- Kitchen/Diner
- Two Double Bedrooms
- Double Glazed
- Gas Central Heating

PRE LET INVESTMENT achieving £5100 pa Martin & Co welcome to market this traditional mid terraced home. The property comprises lounge, kitchen/dinner and bathroom on the ground floor and with two double bedrooms on the first floor. The property is double glazed and has gas central heating.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
69	86	67	85



LOUNGE 11' 11" x 10' 7" (3.65m x 3.23m) Entered via UPVC door. Laminate flooring, wall mounted central heating radiator, feature fireplace and UPVC double glazed window to front elevation.

BEDROOM 11' 11" x 10' 7" (3.65m x 3.23m) Double bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation

KITCHEN/DINER 11' 11" x 11' 5" (3.65m x 3.5m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Gas hob with extractor over and oven below. Stainless steel sink and drainer with mixer tap over, laminate flooring, wall mounted central heating radiator. UPVC double glazed window to rear elevation. Under stairs storage cupboard and with stairs leading off.

BEDROOM 11' 11" x 11' 5" (3.65m x 3.5m) Double bedroom with laminate flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation

REAR HALLWAY UPVC door to side elevation providing access to rear enclosed paved yard.

BATHROOM 6' 11" x 6' 9" (2.11m x 2.06m) White three piece suite comprising of low level WC, pedestal wash hand basin and bath with shower over, tiled walls and UPVC double glazed frosted window to side elevation.

STAIRS Carpeted flooring.

