



All measurements are approximate and for display purposes only

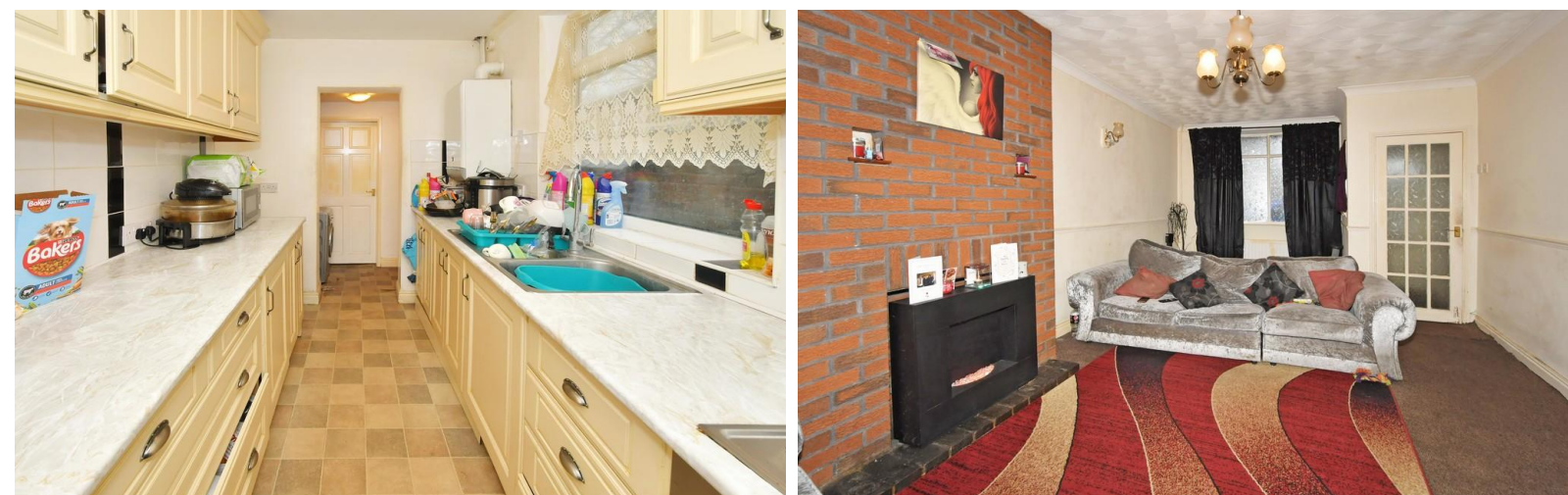
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including 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 form 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.



**FOR SALE**



**Stanton Road, Meir, Stoke-on-Trent**

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

**Asking Price Of £64,950**





## Stanton Road, Meir, Stoke-on-Trent

- Pre Let Investment Property
- Let At £435 PCM
- Open Plan Lounge Diner
- Three Bedrooms
- Ground Floor Bathroom
- Double Glazed
- Gas Central Heating

Pre Let Investment property. Martin & Co welcome to market this traditional mid terraced home. The property comprises open plan lounge diner, kitchen and bathroom on the ground floor and three bedroom on the first floor. Benefiting from having gas central heating and partial double glazing. Local amenities and road links are close by making this a popular rental proposition.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**ENTRANCE** Entered via wood door into inner vestibule. Carpeted flooring and glass panel door into:-

**LOUNGE/DINER** 24' 6" x 11' 10" (7.48m x 3.63m) Carpeted flooring, wall mounted central heating radiator, feature fireplace, bow window to front elevation window to rear elevation. Stairs leading off.

**KITCHEN** 11' 8" x 6' 4" (3.58m x 1.95m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Electric hob with extractor over and oven below. Stainless steel sink and drainer with mixer tap over. Wall mounted central heating radiator, UPVC double glazed window to side elevation, part tiled walls and vinyl flooring. Wall mounted gas central heating boiler.

**BATHROOM** 7' 9" x 5' 5" (2.37m x 1.67m) White three piece suite comprising of low level WC, pedestal wash hand basin and bath with shower over. Tiled flooring, part tiled walls, wall mounted central heating radiator and UPVC double glazed frosted window to side elevation.

**STAIRS AND LANDING** Carpeted flooring and wall mounted central heating radiator. Loft access.



**BEDROOM** 12' 0" x 11' 10" (3.66m x 3.61m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation

**BEDROOM** 15' 3" x 8' 8" (4.67m x 2.65m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation

**BEDROOM** 11' 8" x 6' 4" (3.58m x 1.95m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation

