



Ground Floor

All measurements are approximate and for display purposes only



Martin & Co Stoke on Trent 01782 262880
 12 Albion Street • Stoke-On-Trent • ST1 1QH
 T: 01782 262880 • E: stokeontrent@martinco.com <http://www.martinco.com>



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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



FOR SALE

Attlee Road, Cheadle, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Asking Price Of £83,000





Attlee Road, Cheadle, Stoke-on-Trent

- Pre Let Investment
- Ground Floor Flat
- Two Bedrooms
- Utility Room
- Rear Low Maintenance Garden
- Double Glazing
- Gas Central Heating

PRE LET INVESTMENT PROPERTY. We welcome to market this two bedroom ground floor flat. Pre let at £450 PCM with long standing tenants. The property comprises entrance hall, lounge, kitchen, utility room and two bedrooms. The property is double glazed and has central heating and an enclosed rear garden.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs																															
Very environmentally friendly - lower CO ₂ emissions																															
<table border="0"> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">A</td> <td style="text-align: center;">70</td> <td style="text-align: center;">70</td> </tr> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">B</td> <td style="text-align: center;">63</td> <td style="text-align: center;">61</td> </tr> <tr> <td style="text-align: center;">C</td> <td style="text-align: center;">C</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">D</td> <td style="text-align: center;">D</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">E</td> <td style="text-align: center;">E</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">F</td> <td style="text-align: center;">F</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td></td> <td></td> </tr> </table>				A	A	70	70	B	B	63	61	C	C			D	D			E	E			F	F			G	G		
A	A	70	70																												
B	B	63	61																												
C	C																														
D	D																														
E	E																														
F	F																														
G	G																														
Not energy efficient - higher running costs																															
Not environmentally friendly - higher CO ₂ emissions																															
England, Scotland & Wales		England, Scotland & Wales																													
EU Directive 2002/91/EC		EU Directive 2002/91/EC																													



ENTRANCE HALL 59' 8" x 20' 11" (18.2m x 6.4m) Entered via part glazed UPVC door. Carpeted flooring, wall mounted central heating radiator and with doors leading off.

LOUNGE 14' 4" x 12' 7" (4.37m x 3.85m) Carpeted flooring, three UPVC double glazed windows to front elevation, wall mounted central heating radiator and feature fireplace.

KITCHEN 10' 10" x 9' 4" (3.31m x 2.85m) Fitted kitchen comprising of a range of base units with contrasting worktops over, wall units and stainless steel sink and drainer with mixer tap over. Integrated hob with oven below, wall mounted central heating radiator, space for fridge freezer and UPVC double glazed window to rear elevation.

REAR HALL 5' 1" x 3' 6" (1.55m x 1.08m) UPVC part glazed door leading to rear garden.

UTILITY ROOM 10' 0" x 5' 1" (3.07m x 1.55m) UPVC double glazed windows to rear and side elevation, wall mounted central heating radiator and with space for a range of appliances.



BATHROOM 6' 3" x 5' 9" (1.93m x 1.76m) White three piece suite comprising of low level WC, pedestal wash hand basin and bath. Heated towel rail, tiled walls and UPVC frosted double glazed window to rear elevation.

BEDROOM 12' 2" x 8' 11" (3.71m x 2.72m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

BEDROOM 12' 2" x 11' 0" (3.71m x 3.37m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

OUTSIDE To the rear of the property there is a low maintenance enclosed garden.

