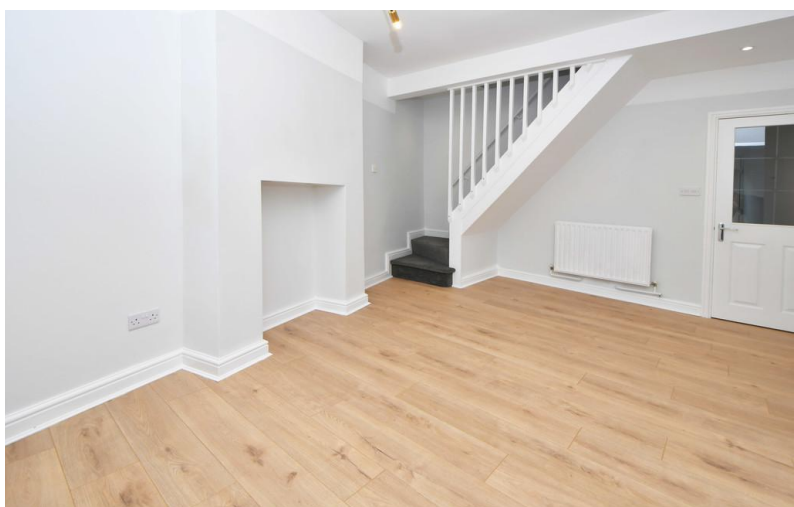


**FOR SALE**



## **Wain Street, Burslem**

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

**Offers In Excess Of £110,000**





## Wain Street, Burslem

3 Bedrooms, 1 Bathroom

Offers In Excess Of £110,000

- End of Terrace Property
- Extensively Refurbished
- Three Bedrooms
- Spacious Kitchen/Diner
- Stylish First Floor Bathroom

**ENTRANCE HALL** 10' 11" x 3' 0" (3.33m x 0.92m)  
Entered via a composite front door, radiator, vinyl tile effect flooring.

**LOUNGE** 10' 11" x 10' 6" (3.33m x 3.21m) Double glazed window to the front elevation, wood effect laminate flooring, radiator, built in cupboards housing gas and electric meters.

**KITCHEN/DINER** 25' 3" x 11' 9" (7.71m x 3.60m)  
Stunning open plan design having dual aspect double glazed windows to the rear and side elevations with door giving access to the rear yard. The kitchen is fitted with stylish high gloss wall and base units with complementary worksurface over which incorporates a sink unit and drainer with tiled splash backs. Integrated double oven and induction hob with externally vented hood. Space for fridge freezer. Wood effect laminate flooring, radiators.



**UTILITY ROOM / WC** 10' 5" x 4' 6" (3.18m x 1.39m)  
Fitted with storage cupboards and worksurface with space and plumbing for washing machine under, double glazed window to the side elevation. Gas combi central heating boiler. Vinyl tile effect flooring. WC; modern white suite comprising low level WC and hand wash basin set in vanity unit, radiator.

**STAIRS AND LANDING** Loft access with integrated ladder, partially boarded for storage, loft insulation. The property benefits from a scheme of internal wall and floor insulation.



**BEDROOM ONE** 13' 1" x 10' 11" (4..29m x 3.33m)  
Spacious master bedroom having double glazed window to the front elevation, radiator.

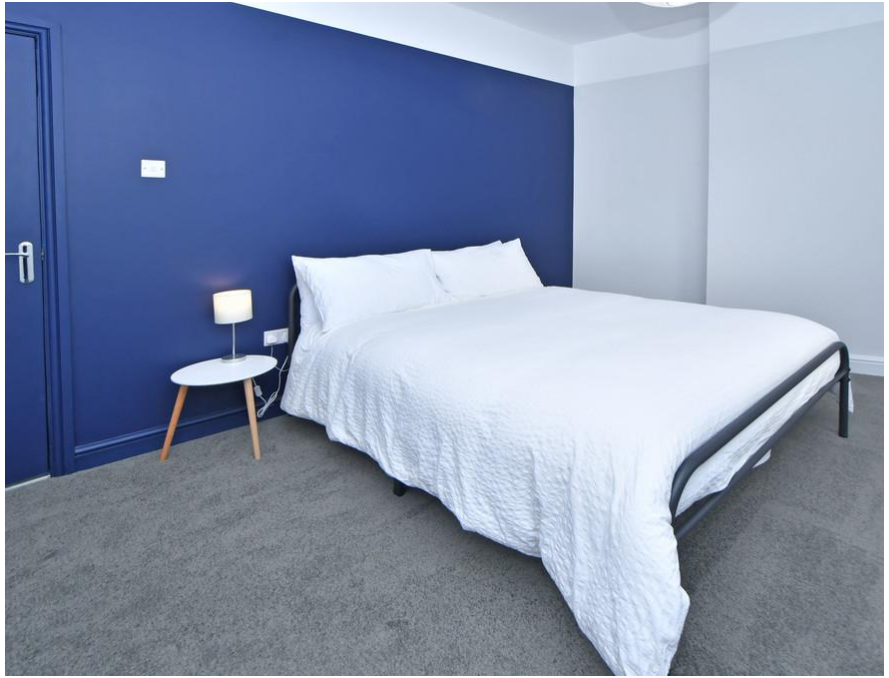
**BEDROOM TWO** 11' 10" x 10' 9" (3.62m x 3.30m)  
Double glazed window to the side elevation, radiator.

**BEDROOM THREE** 8' 2" x 6' 6" (2.50m x 2.00m)  
Double glazed window to the side elevation, wood effect laminate flooring, radiator.

**BATHROOM** 9' 3" x 4' 2" (2.84m x 1.28m) Stylish and contemporary white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, wood effect laminate flooring; radiator, built in full height storage cupboard.

**EXTERIOR** To the rear of the property there is an enclosed rear yard.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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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.