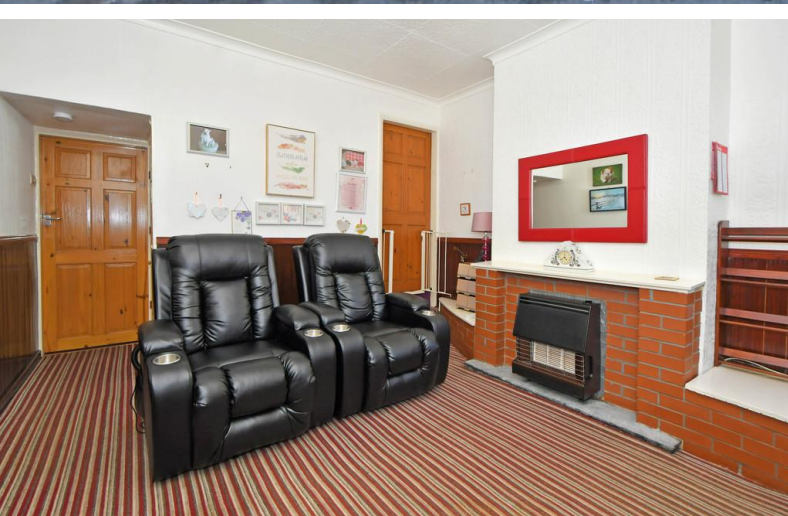


**FOR SALE**



**Kimberly Road, Etruria, Stoke On Trent**

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

**Asking Price Of £84,950**

**MARTIN&CO**





## Kimberly Road, Etruria, Stoke On Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £79,950

- Mid Terraced House
- Requires some updating
- Two Double Bedrooms
- Part Upvc Double Glazing
- Family Bathroom



HALL 11' 5" x 2' 7" (3.48m x 0.79m) Wood front door, part wood panelled walls, carpet to floor

DINING ROOM 11' 5" x 8' 5" (3.48m x 2.57m) Upvc double glazed window to the front elevation, chimney breast, wood fire surround, wood cupboard x 2 housing gas and electric meters, carpet to floor

LOUNGE 12' 4" x 11' 7" (3.76m x 3.53m) Upvc double glazed window to the rear elevation, chimney breast, brick fireplace, gas fire, part wood panelled walls, carpet to floor

KITCHEN 11' 11" x 6' 8" (3.63m x 2.03m) Upvc double glazed window to the side elevation, wood door to the side giving access to the rear, range of wall and base units with worktops over, stainless steel single sink, space and plumbing for washing machine, space for cooker, space for fridge, part tiled walls, carpet to floor

BATHROOM Double glazed frosted window to the side elevation, 3 piece bathroom suite including separate LLWC, shower over bath, part tiled walls, vinyl flooring

STAIRS AND LANDING Carpet to floor

BEDROOM 11' 7" x 11' 5" (3.53m x 3.48m) Upvc double glazed window to the front elevation, chimney breast, built in cupboard, carpet to floor

BEDROOM 12' 4" x 11' 7" (3.76m x 3.53m) Upvc double glazed window to the rear elevation, chimney breast, carpet to floor

REAR YARD Enclosed by wall, wood gate for rear access, rear workshop with door to the side











## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

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<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.