

FOR SALE



Clare Street, Hartshill, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £150,000

MARTIN&CO



Clare Street, Hartshill, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Pre Let Investment Opportunity
- Double Fronted
- Three Bedrooms
- Upvc Double Glazing
- Gas Central Heating

HALL Upvc double glazed glass panelled door to the front elevation, smoke alarm, wood laminate flooring

DINING ROOM 13' 2" x 11' 2" (4.01m x 3.4m) Upvc double glazed window to the front elevation, cornice, central heating radiator, chimney breast, picture rail, carpet to floor

LOUNGE 12' 10" x 11' 8" (3.91m x 3.56m) Upvc double glazed window to the front elevation, central heating radiator, TV aerial point, chimney breast, electric fire, fireplace, under stairs storage, wood laminate flooring

KITCHEN/DINER 12' 6" x 8' 6" (3.81m x 2.59m) Upvc double glazed window to the rear elevation, range of wall and base units with worktops over, built in oven and hob with extractor fan over, space for fridge freezer, space and plumbing for washing machine, central heating radiator, tiled walls, tiled flooring

REAR HALL Upvc double glazed frosted glass panelled door to the rear, loft access, tiled floor

BATHROOM 7' 4" x 6' 4" (2.24m x 1.93m) Upvc double glazed frosted window to the rear access, 3 piece bathroom suite in white with shower over with screen, extractor fan, central heating radiator, coving, fully tiled walls





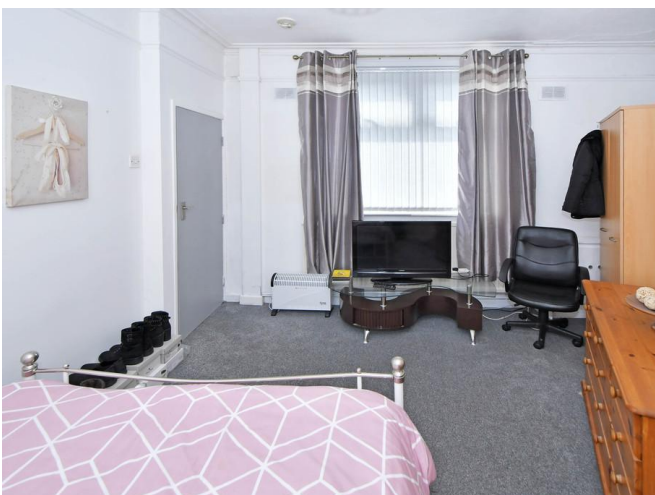
STAIRS AND LANDING Upvc double glazed window to the rear elevation, carpet to floor

BEDROOM 13' 2" x 11' 2" (4.01m x 3.4m) Upvc double glazed window to the front elevation, central heating radiator, chimney breast, carpet to floor


BEDROOM 12' 6" x 8' 6" (3.81m x 2.59m) Upvc double glazed window to the rear elevation, central heating radiator, built in double wardrobe, loft access, carpet to floor

BEDROOM 12' 10" x 11' 8" (3.91m x 3.56m) Upvc double glazed window to the front elevation, central heating radiator, built in single wardrobe, chimney breast, carpet to floor

REAR YARD Enclosed by wall, wood gate for access



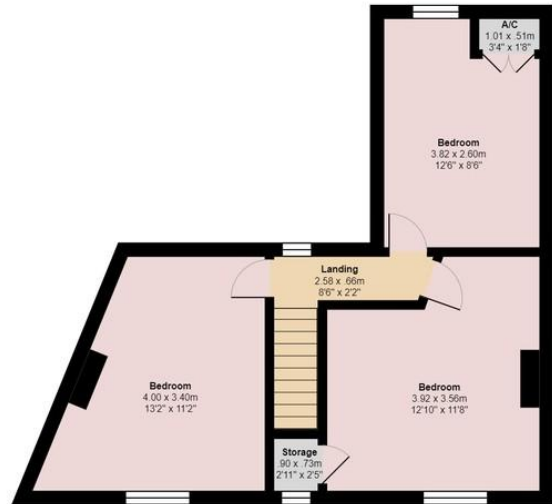


| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |





Ground Floor



First Floor

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 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.

