

FOR SALE



Whatmore Street, Smallthorne, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £90,000





RECEPTION ROOM 11' 0" x 10' 1" (3.37m x 3.09m)
Entered via a UPVC door, double glazed window to the front elevation, wood effect laminate flooring, radiator.

- PRE LET INVESTMENT
- Achieving £675 pcm
- Mid Terrace Property
- Two Reception Rooms
- Two Double Bedrooms
- Yard to Rear
- EPC - D

RECEPTION ROOM 11' 0" x 11' 3" (3.37m x 3.44m)
Electric fire, double glazed window to the rear elevation, wood effect laminate flooring, stairs to first floor, radiator.

KITCHEN 6' 3" x 11' 8" (1.93m x 3.58m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the side elevation.

REAR LOBBY Built in storage cupboard, UPVC door giving access to the rear yard.

BATHROOM 5' 10" x 7' 3" (1.80m x 2.23m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, double glazed window to the side elevation, radiator.

BEDROOM 11' 1" x 10' 2" (3.38m x 3.12m) Double glazed window to the front elevation, radiator.

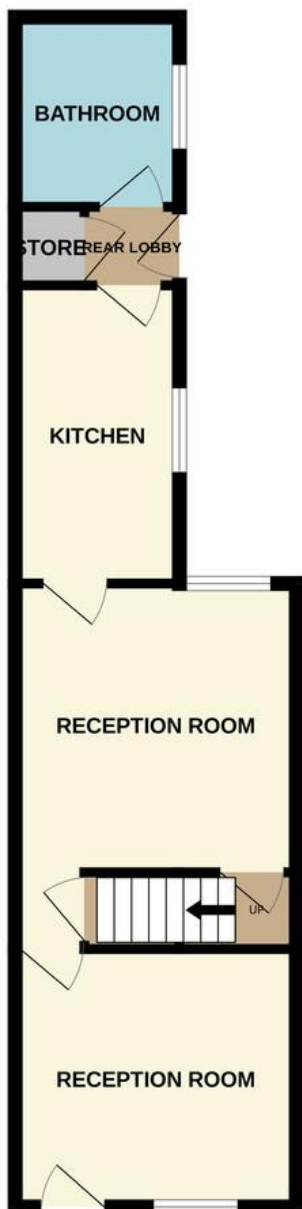
BEDROOM 11' 1" x 11' 4" (3.38m x 3.46m) Double glazed window to rear elevation, radiator.

EXTERIOR Enclosed paved yard to the rear.

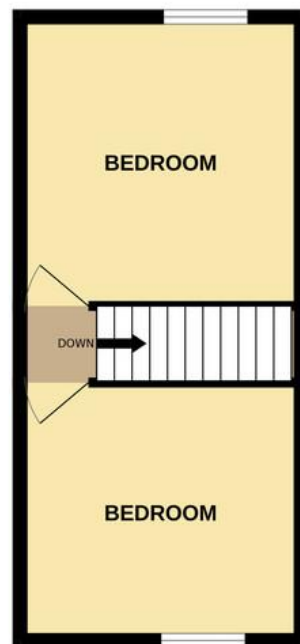
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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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.