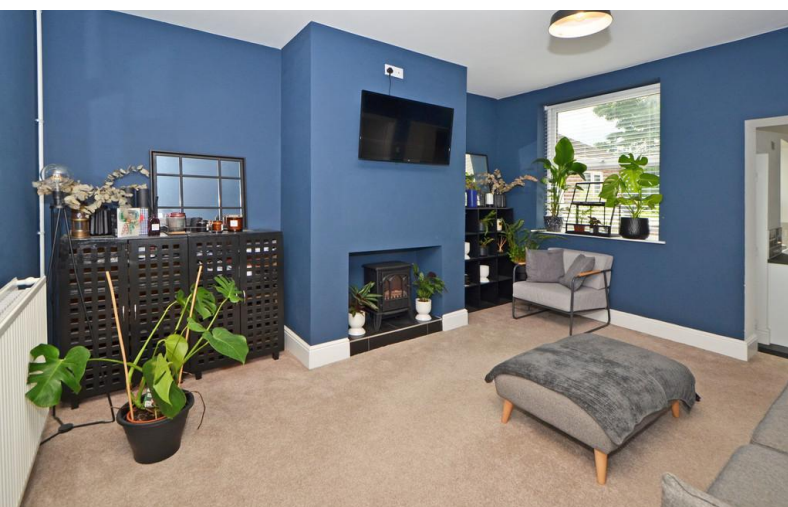


FOR SALE



Edgefield Road, Longton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £140,000


MARTIN&CO



ENTRANCE HALL Stairs to first floor.

DINING ROOM 12' 7" x 11' 3" (3.85m x 3.44m) Double glazed window to the front elevation, radiator.

LOUNGE 13' 8" x 11' 11" (4.17m x 3.65m) Feature fireplace, double glazed window to the rear elevation, radiator.

KITCHEN 10' 5" x 7' 5" (3.20m x 2.27m) Fitted with a range of modern wall and base units with complementary worksurface over which incorporates a sink unit and drainer, integrated electric oven and hob, double glazed window to the side elevation and UPVC door giving access to the rear garden, housing gas combination boiler.

UTILITY ROOM 4' 8" x 3' 2" (1.43m x 0.98m) Space and plumbing for washing machine, double glazed window to the side elevation.

WC 4' 8" x 3' 2" (1.43 m x 0.97m) Comprising; low level WC, double glazed window to the side elevation, radiator.

LANDING Loft access, storage cupboard, radiator.

BEDROOM ONE 13' 8" x 11' 11" (4.17m x 3.64m) Double glazed window to the rear elevation, radiator.

BEDROOM TWO 12' 7" x 11' 5" (3.85m x 3.49m) Double glazed window to the front elevation, radiator.

- Spacious Mid-Terrace Property
- Three Bedrooms
- Two Stylish Reception Rooms
- Ground Floor WC
- Modern First Floor Bathroom
- Garden to the Rear
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	72	83

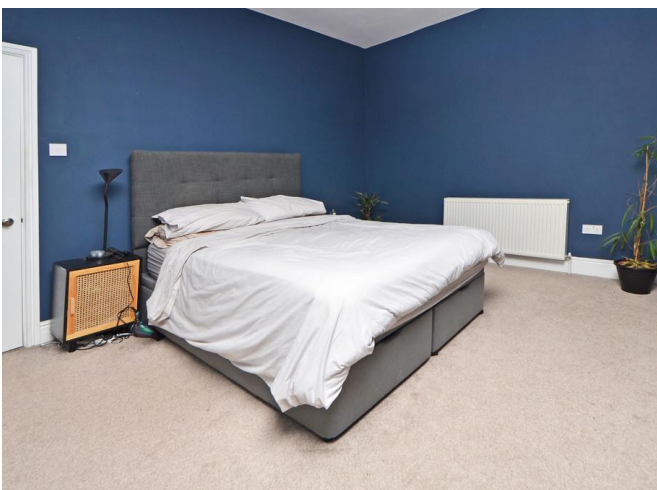


BEDROOM THREE 9' 3" x 6' 11" (2.83m x 2.13m)
Double glazed window to the front elevation, radiator.

BATHROOM 10' 9" x 9' 5" (3.30m x 2.89m) Spacious and stylish bathroom comprising; low level WC, hand wash basin set in vanity unit, bath and double shower unit, double glazed window to the side elevation, chrome heated towel rail.

CELLAR 11' 11" x 6' 7" (3.65m x 2.03m)

EXTERNAL To the rear of the property there is a paved patio area and an enclosed garden.





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.