

FOR SALE



Sunny Bank, Middleport, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £70,000





ENTRANCE HALL 11' 1" x 6' 3" (3.39m x 1.92m)
Intercom entry system.

LOUNGE 14' 9" x 9' 8" (4.50m x 2.95m) Having patio doors opening onto the balcony, radiator.

KITCHEN 9' 0" x 7' 4" (2.75m x 2.24m) Open plan design and fitted with a range of wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, housing gas boiler, double glazed window, built in storage cupboard.

BEDROOM 12' 3" x 8' 8" (3.75m x 2.65m) Double glazed window to the front elevation, radiator.

BEDROOM 6' 8" x 6' 8" (2.05m x 2.04m) Double glazed window to the front elevation, radiator.

BATHROOM 7' 2" x 5' 5" (2.20m x 1.66m) Modern white suite comprising; low level WC, pedestal hand wash basin and double shower unit, radiator.

EXTERNAL Allocated parking.

- Pre Let Investment Opportunity
- Modern Apartment
- Two Bedrooms
- Ground Floor
- Allocated Parking Space
- Council Tax Band - A
- Tenure - Leasehold

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





Martin & Co Stoke on Trent

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

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<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.