

FOR SALE



Century Street, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £65,000


MARTIN&CO



Century Street, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £65,000

- No onward chain
- Ideal for first time buyers
- Attractive to investors
- Convenient location
- Close to amenities

DINING ROOM 11' 6" x 10' 8" (3.52m x 3.26m) Window to the front elevation, living flame gas fire with feature surround, radiator.

LOUNGE 11' 6" x 11' 0" (3.52m x 3.36m) Living flame gas fire with feature surround, window to the rear elevation, stairs to first floor, radiator.

KITCHEN 10' 1" x 5' 10" (3.09m x 1.78m) Fitted with base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, window to the side elevation.

REAR LOBBY Storage cupboard housing gas combination boiler, door giving access to the rear yard.

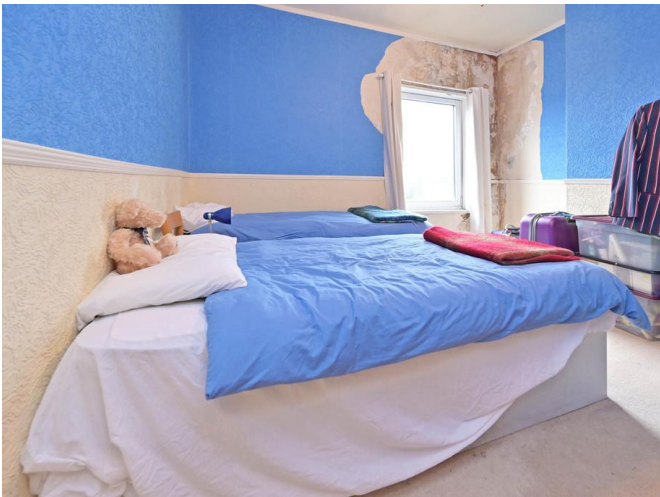
SHOWER ROOM 7' 4" x 5' 1" (2.24m x 1.56m) Comprising; low level WC, pedestal hand wash basin and shower unit, window to the side elevation, radiator.

BEDROOM 11' 6" x 10' 8" (3.52m x 3.26m) Window to the front elevation, radiator.

BEDROOM 11' 6" x 11' 0" (3.52m x 3.36m) Window to the rear elevation, storage cupboard, radiator.

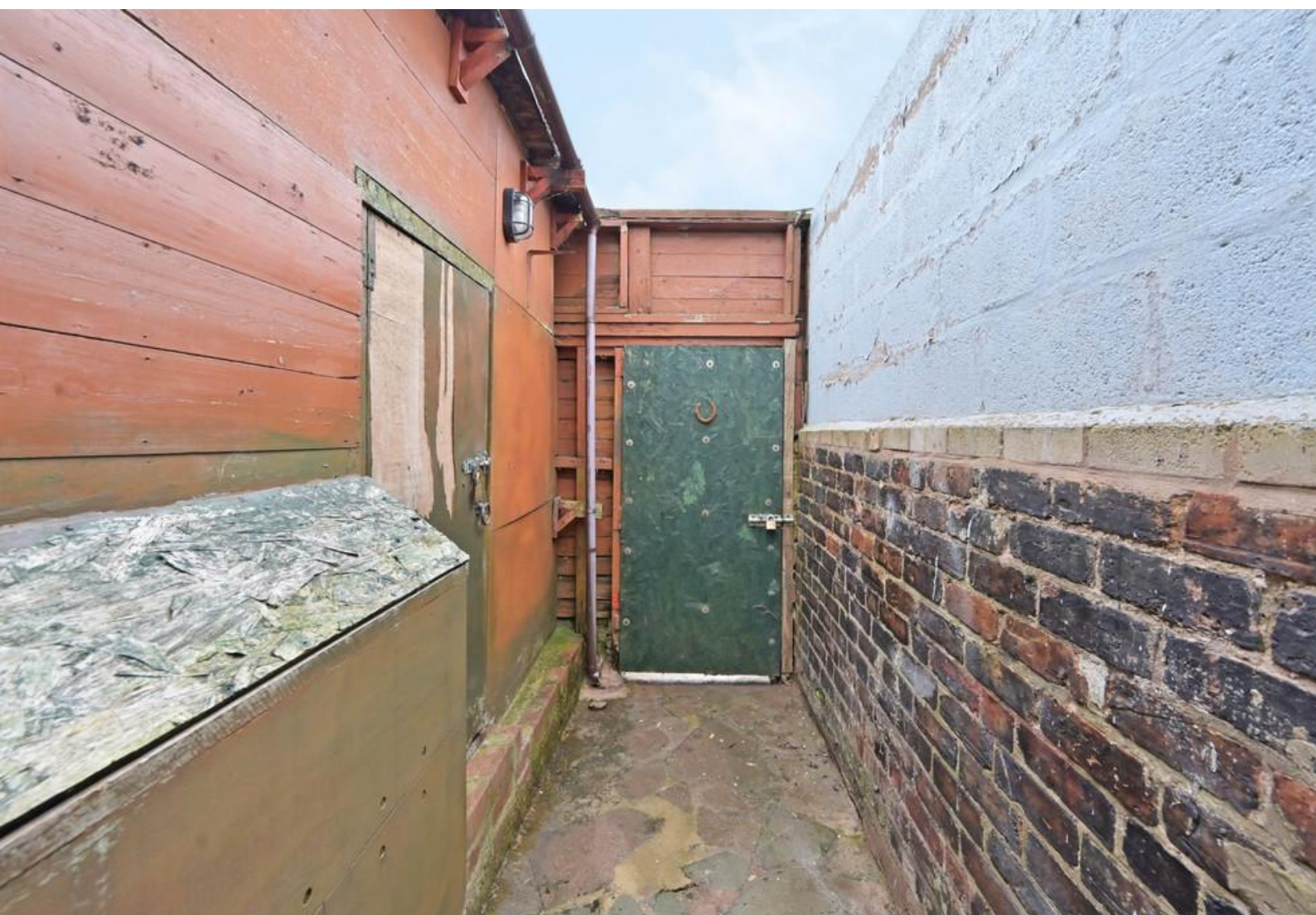
REAR YARD Paved yard to the rear with storage unit.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





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.