

FOR SALE



Keary Street , Stoke

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers Over £60,000


MARTIN&CO



Keary Street , Stoke

2 Bedrooms, 0 Bathroom

£60,000

- Two Bedroomed Mid Terraced House
- Two Reception Rooms
- In Need of Modernisation
- Gas Central Heating
- Double Glazing



LOUNGE 11' 8" x 11' 7" (3.56m x 3.53m) Radiator. Window to front elevation.

STORAGE 5' 7" x 2' 9" (1.7m x 0.84m) Useful storage space.

DINING ROOM 12' 2" x 11' 8" (3.71m x 3.56m) Radiator. Window to rear elevation. Stairs to the First Floor.

KITCHEN 11' 4" x 6' 6" (3.45m x 1.98m) Range of base and eye level units with worksurfaces over. One and a half bowl stainless steel single drainer sink unit with mixer taps. Tiled splashbacks.

INNER HALLWAY 5' 10" x 2' 9" (1.78m x 0.84m)

BATHROOM 7' 0" x 5' 8" (2.13m x 1.73m) Three piece white suite comprising: Panelled bath with shower over. Pedestal wash hand basin. W.C. Fully tiled walls. Window to side elevation.

LANDING 2' 10" x 2' 9" (0.86m x 0.84m)

BEDROOM ONE 12' 2" x 11' 8" (3.71m x 3.56m) Radiator. Window to rear elevation.

BEDROOM TWO 11' 8" x 11' 7" (3.56m x 3.53m) Radiator. Window to front elevation.

EXTERNALLY

FRONT GARDEN Small walled garden with mature conifer tree.

REAR YARD Paved rear yard. Gated access.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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.