

**FOR SALE**



**Morton Street, Middleport, Stoke-on-Trent**

2 Bedrooms, 1 Bathroom, End Terraced House

**Asking Price Of £85,000**

**MARTIN&CO** 

- Pre Let Investment Opportunity
- End Terraced
- Two Bedrooms
- Upvc Double Glazing
- Gas Central Heating
- Council Tax Band A
- EPC D

LOUNGE Upvc double glazed window to the front elevation, Upvc double glazed door

KITCHEN Range of wall and base units with worktops over, stainless steel single sink, space and plumbing for washing machine, space for cooker, vinyl flooring

INNER HALL Upvc door to the side elevation

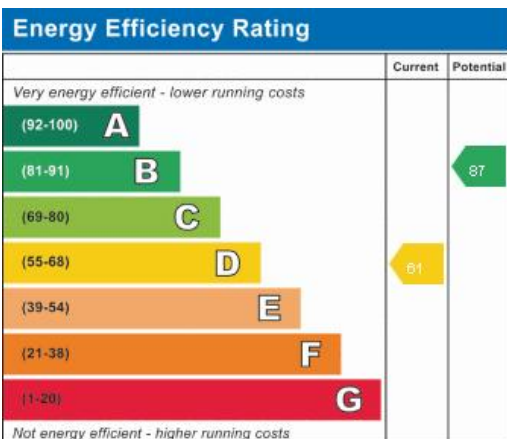
BATHROOM Upvc double glazed window for the side elevation, 3 piece in white with shower above, shower rail, vinyl flooring

STAIRS AND LANDING Smoke alarm, carpet to floor

BEDROOM Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

REAR YARD Paved, enclosed by wall, wooden gate for rear access





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## Martin & Co Stoke on Trent

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# 01782 262880



**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.