

**FOR SALE**



**St. Pauls Street, Middleport, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Offers In Excess Of £60,000**





LOUNGE/DINER 25' 5" x 11' 2" (7.76m x 3.42m)  
Entered via a UPVC front door, windows to the front and rear elevations, stairs to first floor with storage cupboard under, two radiators.

- Open-plan layout
- Functional kitchen
- Two spacious double bedrooms
- Excellent public transport links
- Opportunity for investors
- No Onward Chain
- EPC - D

KITCHEN 11' 6" x 6' 4" (3.52m x 1.94m) Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob, space for appliances, housing gas boiler, window to the side elevations, radiator.

REAR LOBBY Door giving access to the rear yard.

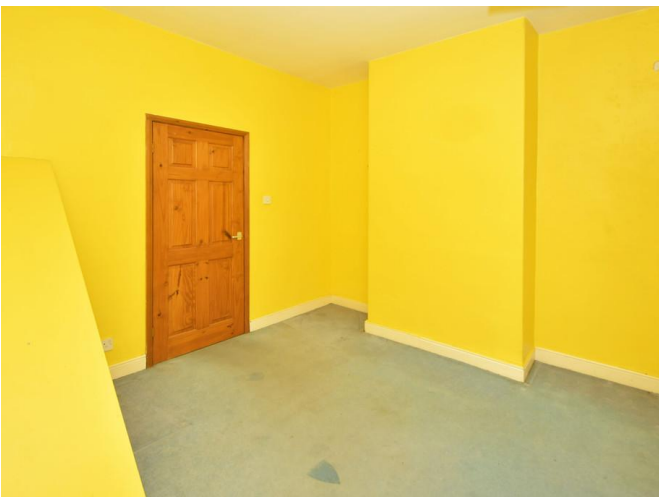
BATHROOM 7' 4" x 5' 10" (2.24m x 1.78m)  
Comprising; low level WC, pedestal hand wash basin and bath with shower over, window to the side elevation, radiator.

BEDROOM 11' 2" x 10' 8" (3.42m x 3.26m) Window to the front elevation, radiator.

BEDROOM 11' 2" x 11' 2" (3.42m x 3.42m) Window to the rear elevation, built in storage cupboard, radiator.

EXTERNAL Enclosed paved yard to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		





## Martin & Co Stoke on Trent

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