

FOR SALE



John Ritchie Street, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, End Terraced House

Offers In Excess Of £180,000


MARTIN&CO



John Ritchie Street, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Offers In Excess Of £180,000

- End Terraced
- Three Bedrooms
- Family Bathroom
- En-suite to Master Bedroom
- EPC B

HALL 14' 7" x 6' 5" (4.44m x 1.96m) Radiator, carpet to floor

KITCHEN 10' 11" x 10' 1" (3.33m x 3.07m) Window to the front elevation, range of wall and base units with worktop over, stainless steel sink, built in oven and hob with extractor over, wood laminate flooring

DOWNSTAIRS CLOCKROOM Window to the side elevation, LLWC, hand wash basin, radiator, wood laminate flooring

LOUNGE DINER 15' 3" x 10' 9" (4.65m x 3.28m) French Doors to the rear elevation, radiator, carpet to floor

STAIRS AND LANDING Radiator, carpet to floor

BEDROOM 9' 5" x 8' 3" (2.87m x 2.51m) Window to the front elevation, carpet to floor

Ensuite consisting of LLWC, shower and hand wash basin, radiator

BATHROOM 6' 8" x 6' 3" (2.03m x 1.91m) Window to the side elevation, bath, LLWC and hand wash basin,

BEDROOM 10' 4" x 8' 10" (3.15m x 2.69m) Window to the rear elevation, radiator, carpet to floor





BEDROOM 10' 9" x 6' 2" (3.28m x 1.88m) Window to the rear elevation, radiator, carpet to floor

EXTERIOR Rear garden enclosed by fencing, patio area, laid to lawn. Driveway to the side





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(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	

WWW.EPC4U.COM





Ground Floor

First Floor

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.