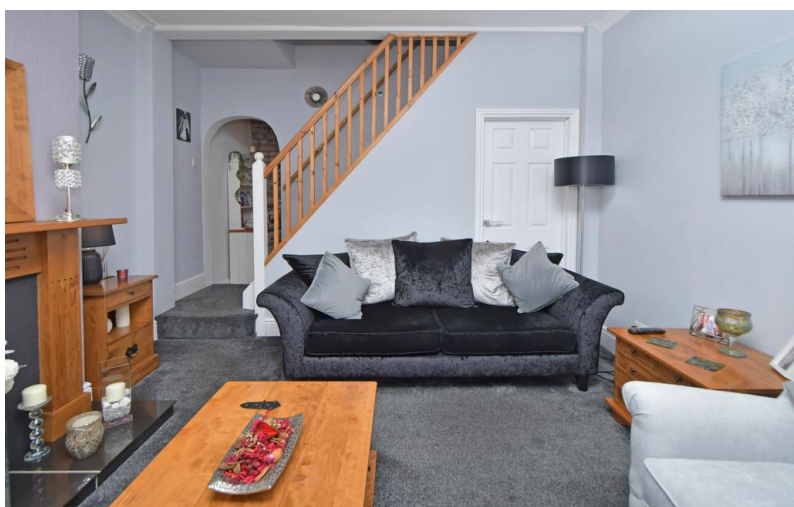


FOR SALE



Leveson Street, Dresden , Stoke-On-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £125,000



**Leveson Street, Dresden ,
Stoke-On-Trent**

2 Bedrooms, 1 Bathroom

Asking Price Of £125,000

- Mid Terraced Property
- Two Bedrooms
- Lounge
- Kitchen/Diner
- Gas Central Heating

LOUNGE 12' 2" x 12' 0" (3.71m x 3.66m) Double glazed window to the front elevation, feature fireplace, radiator.

KITCHEN DINER 12' 1" x 12' 0" (3.68m x 3.66m) Fitted with a range of wall and base units with worksurface above which incorporates a sink unit and drainer, space for appliances, radiator, double glazed window to the rear elevation

BATHROOM 5' 10" x 5' 9" (1.78m x 1.75m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the side elevation, heated towel rail.

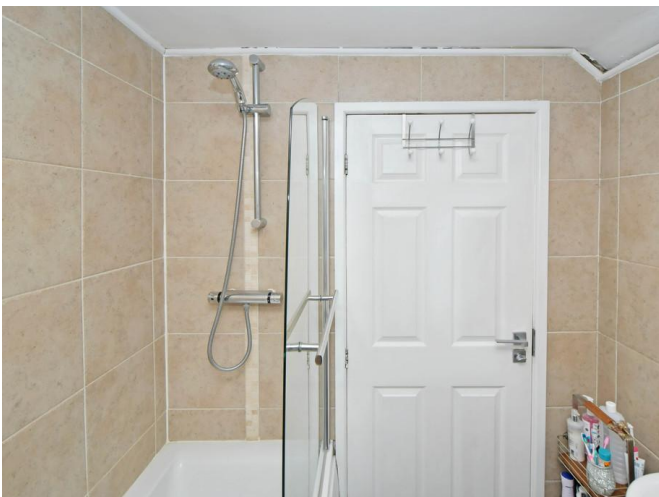
STAIRS AND LANDING

BEDROOM 12' 2" x 12' 0" (3.71m x 3.66m) Double glazed window to the front elevation, radiator.

BEDROOM 12' 1" x 12' 0" (3.68m x 3.66m) Double glazed window to the rear elevation, radiator.

REAR AREA Paved area to the rear



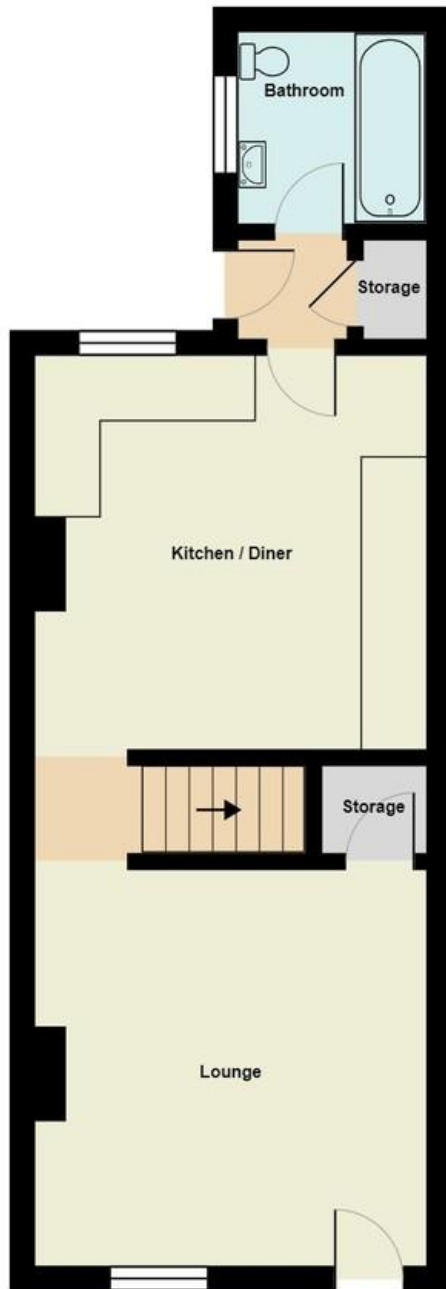




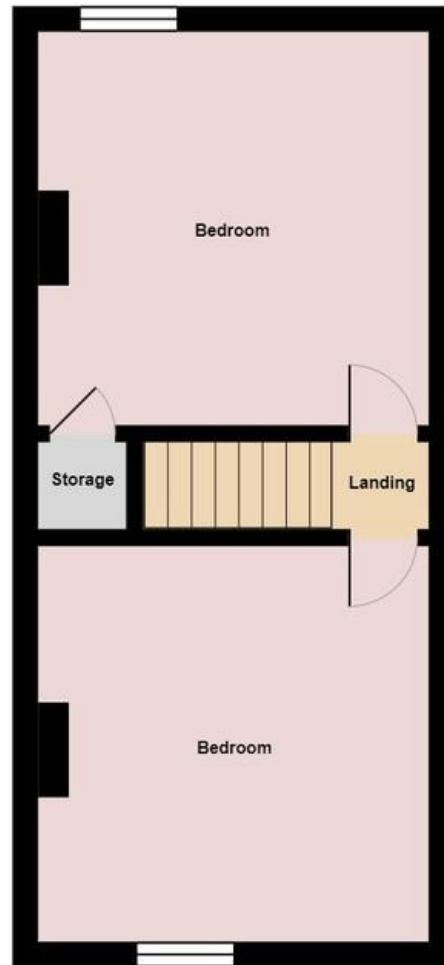
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM





Ground Floor



First Floor

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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.