

FOR SALE



Burtree Drive, Norton Heights, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £90,000


MARTIN&CO



ENTRANCE HALL Intercom entry system, storage cupboard, radiator.

LOUNGE/DINER 13' 4" x 11' 4" (4.08m x 3.47m) Having UPVC Juliet balcony, radiator.

KITCHEN 10' 2" x 8' 7" (3.10m x 2.64m) Open plan layout with lounge and fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor over, fridge and freezer, space and plumbing for washing machine, housing gas boiler, double glazed window.

BEDROOM 12' 2" x 8' 4" (3.72m x 2.56m) Having two double glazed windows, built in storage cupboard, radiator.

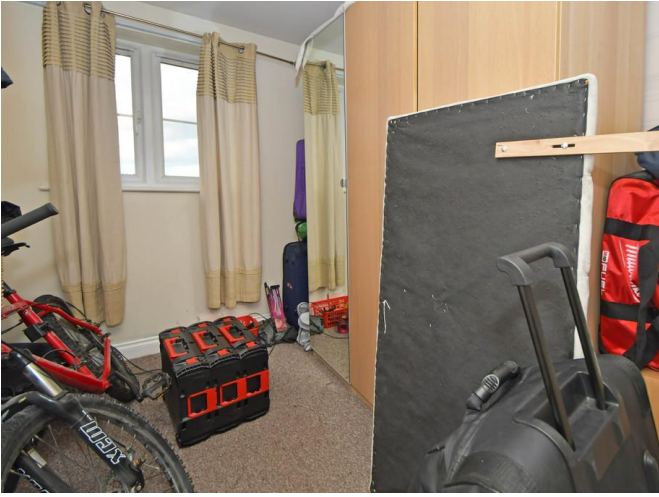
BEDROOM 8' 4" x 7' 5" (2.56m x 2.28m) Double glazed window, radiator.

BATHROOM 6' 8" x 6' 4" (2.05m x 1.94m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, radiator.

EXTERNAL Allocated parking.

- Sought-after Norton Heights
- Bright open-plan reception room
- Generous double bedroom with wardrobes
- Allocated parking space
- Nearby parks and green spaces
- Council Tax Band - A
- EPC - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive			





Ground 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.