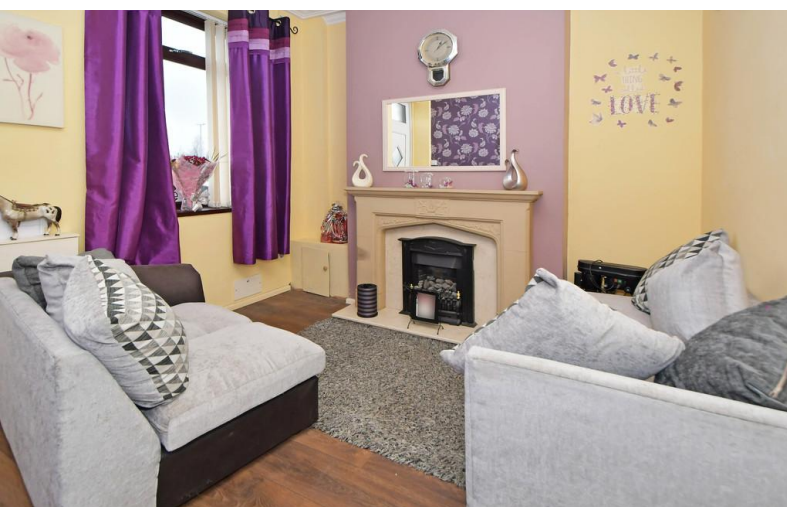


**FOR SALE**



**Summerbank Road, Tunstall, Stoke-on-Trent**

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

**Offers In Excess Of £85,000**

**MARTIN&CO**



- Mid terrace property
- Two double bedrooms
- Ground floor bathroom
- Close to schools and amenities
- Public transport links
- No onward chain
- EPC - TBC

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**RECEPTION ROOM 11' 3" x 10' 0" (3.43m x 3.07m)**  
Entered via a UPVC front door, double glazed window to the front elevation, living flame gas fire with feature surround, wood effect laminate flooring, radiator.

**LOUNGE 12' 7" x 11' 3" (3.85m x 3.43m)** Double glazed window to the rear elevation, living flame gas fire with feature surround, stairs to first floor with storage cupboard under, wood effect laminate flooring, radiator.

**KITCHEN 10' 5" x 6' 5" (3.19m x 1.98m)** Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, space for appliances, double glazed window to the side elevation.

**REAR LOBBY 3' 2" x 2' 10" (0.97m x 0.87m)** Door giving access to the rear yard.

**BATHROOM 10' 1" x 6' 1" (3.08m x 1.86m)** Modern white suite comprising; low level WC, hand wash basin set in vanity unit and shower unit, double glazed window to the side elevation, radiator.

**BEDROOM ONE 12' 7" x 11' 3" (3.85m x 3.43m)**  
Having fitted wardrobes, double glazed window to the front elevation, radiator.

**BEDROOM TWO 11' 3" x 10' 0" (3.43m x 3.07m)**  
Double glazed window to the rear elevation, built in storage cupboard, radiator.





EXTERNAL Enclosed paved yard to the rear.





## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

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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.