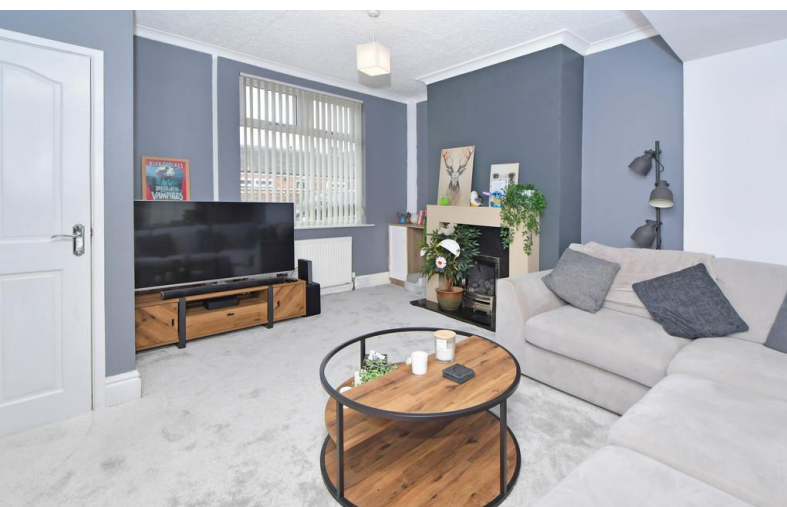


FOR SALE



Watkin Street, Fenton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Terraced House

Offers In Excess Of £110,000


MARTIN&CO



Watkin Street, Fenton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £110,000

- End of terrace house
- Spacious open-plan reception
- Two double bedrooms
- Ground floor bathroom
- Single garage for storage

LOUNGE/DINER 27' 5" x 13' 10" (8.36m x 4.22m) Upvc door to the front elevation, Upvc double glazed windows to the front and rear, chimney breasts x 2, radiators x 3, stairs to first floor

KITCHEN 10' 7" x 6' 7" (3.23m x 2.01m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, built in oven and hob, double glazed window to the side elevation

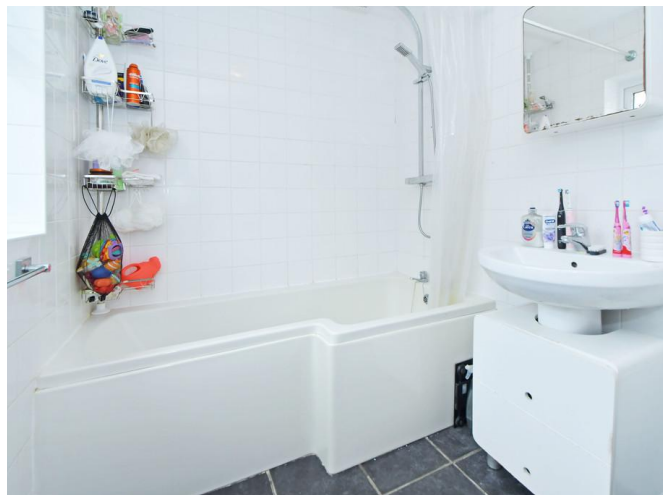
BATHROOM White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, frosted double glazed window to the side elevation, radiator

BEDROOM 13' 9" x 11' 5" (4.19m x 3.48m) Double glazed window to the front elevation, radiator.

BEDROOM 12' 4" x 12' 0" (3.76m x 3.66m) Double glazed window to the rear elevation, radiator.

WORKSHOP 16' 3" x 10' 0" (4.95m x 3.05m)











Martin & Co Stoke on Trent

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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.