

FOR SALE



Denbigh Street, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £80,000

MARTIN&CO



ENTRANCE PORCH 3' 9" x 2' 11" (1.15m x 0.91m)
Entered via a UPVC front door.

- Tenant in situ
- No onward chain
- Open-plan double reception room
- Two spacious double bedrooms
- Close to local amenities
- Tenure - Freehold
- EPC - D

LOUNGE/DINER 25' 3" x 11' 5" (7.72m x 3.48m) A spacious open plan lounge/diner having dual aspect double glazed windows to both the front and rear elevations, stairs to first floor, two radiators.

KITCHEN 12' 0" x 6' 2" (3.68m x 1.89m) Fitted with wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation.

REAR LOBBY Storage cupboard, door giving access to the rear yard.

BATHROOM 6' 3" x 6' 0" (1.92m x 1.85m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the side elevation, fully tiled walls, radiator.

BEDROOM 11' 5" x 10' 4" (3.48m x 3.17m) Double glazed window to the front elevation, radiator.

BEDROOM 14' 5" x 8' 1" (4.40m x 2.47m) Double glazed window to the rear elevation, radiator.

EXTERNAL Enclosed paved yard to the rear.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |





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.