

FOR SALE



Broadfield Road, Sandyford, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Detached House

Guide Price £125,000



- Two bedroom detached property
- Potential for development
- Plot extending to 0.146 acres
- Freehold Title
- Subject to relevant permissions
- EPC - TBC
- Council Tax Band - A

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LOUNGE 13' 2" x 10' 0" (4.02m x 3.05m) Having window to the front elevation, wall mounted electric fire, radiator.

KITCHEN 12' 9" x 6' 0" (3.90m x 1.85m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, windows to the side and rear elevations, radiator.

BEDROOM ONE 10' 1" x 9' 8" (3.08m x 2.95m) Dual aspect windows to the front and side elevations, radiator.

BEDROOM TWO 9' 8" x 7' 2" (2.95m x 2.20m) Window to the rear elevation, radiator.

UTITLIY ROOM 4' 3" x 2' 8" (1.32m x 0.83m) Rear access door.

SHOWER ROOM 8' 2" x 7' 1" (2.49m x 2.16m) Comprising; low level WC, hand wash basin set in vanity unit and shower unit, window to the side elevation.





Ground Floor

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 m 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.