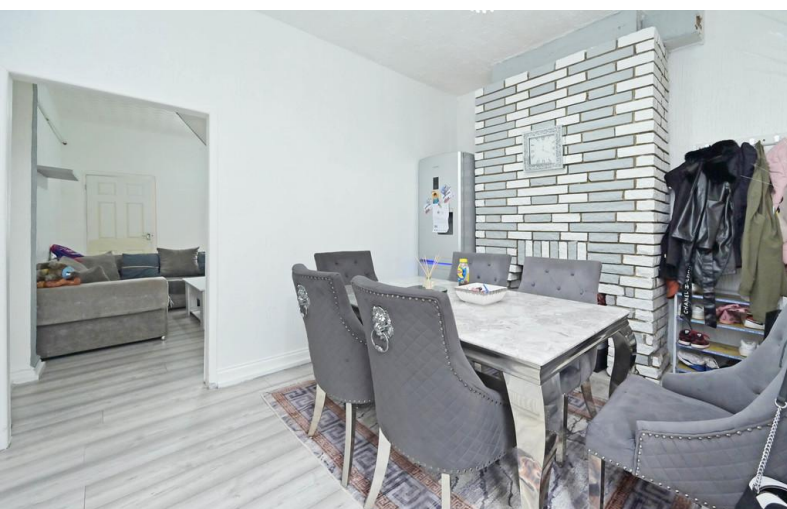


**FOR SALE**



**Rutland Street, Hanley, Stoke-on-Trent**

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

**Offers In Excess Of £70,000**



## Rutland Street, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

**Offers In Excess Of £70,000**

- Tenants in situ
- Achieving £675 rental income
- Two double bedrooms
- Open-plan living areas
- Convenient location

**DINING ROOM** 11' 7" (3.55m) Entered via a UPVC front door, double glazed window to the front elevation, radiator.

**LOUNGE** 14' 7" x 11' 7" (4.47m x 3.55m) Double glazed window to the rear elevation, feature fireplace, stairs to the first floor, radiator.

**KITCHEN** 9' 6" x 5' 10" (2.90m x 1.80m) Fitted with a range of modern wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor hood, double glazed window to the side elevation, space for appliances.

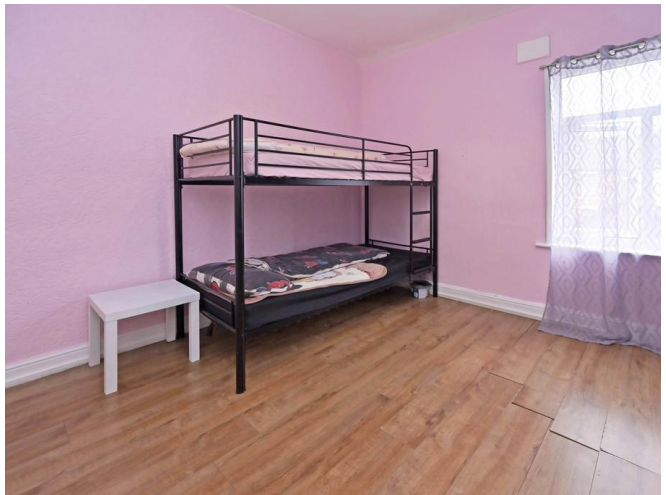
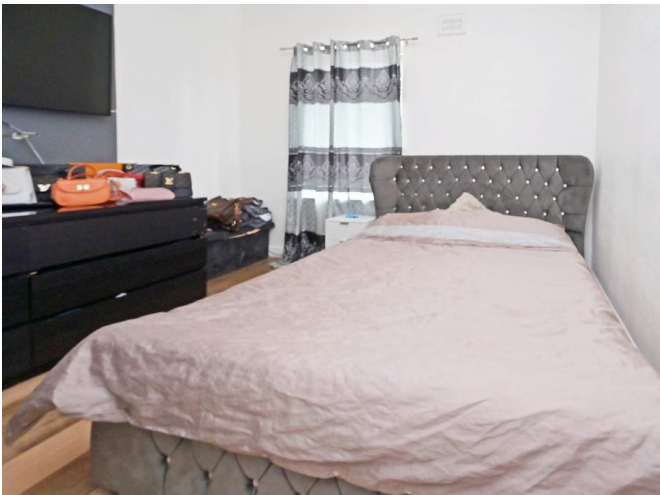
**SHOWER ROOM** 6' 9" x 5' 10" (2.07m x 1.80m) Comprising; low level WC, pedestal hand wash basin and shower, fully tiled walls, double glazed window to the side elevation, radiator.

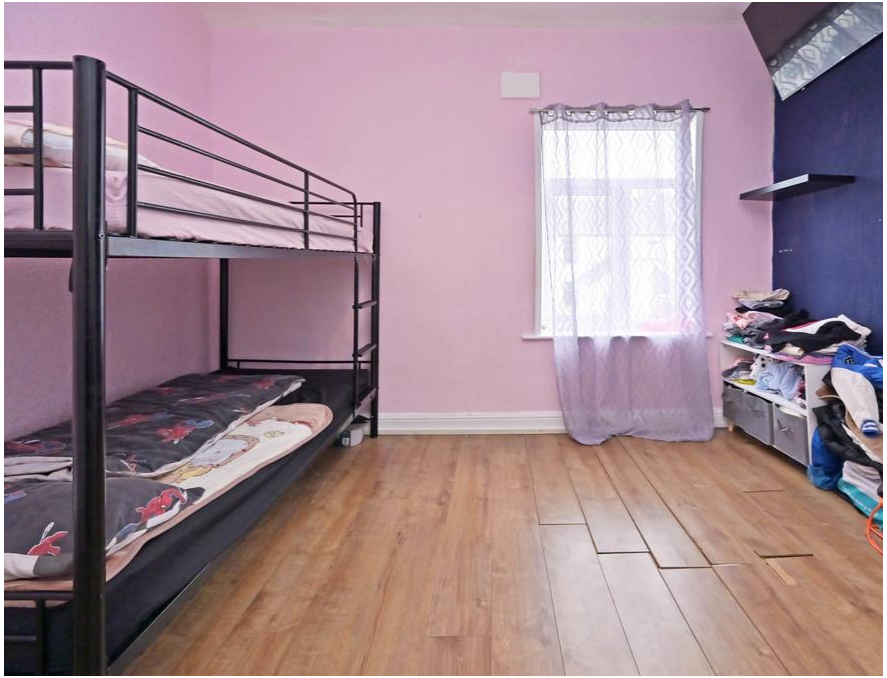
**BEDROOM** Double glazed window to the front elevation, radiator.

**BEDROOM** 11' 7" x 11' 3" (3.55m x 3.45m) Double glazed window to the rear elevation, built in store cupboard, radiator.

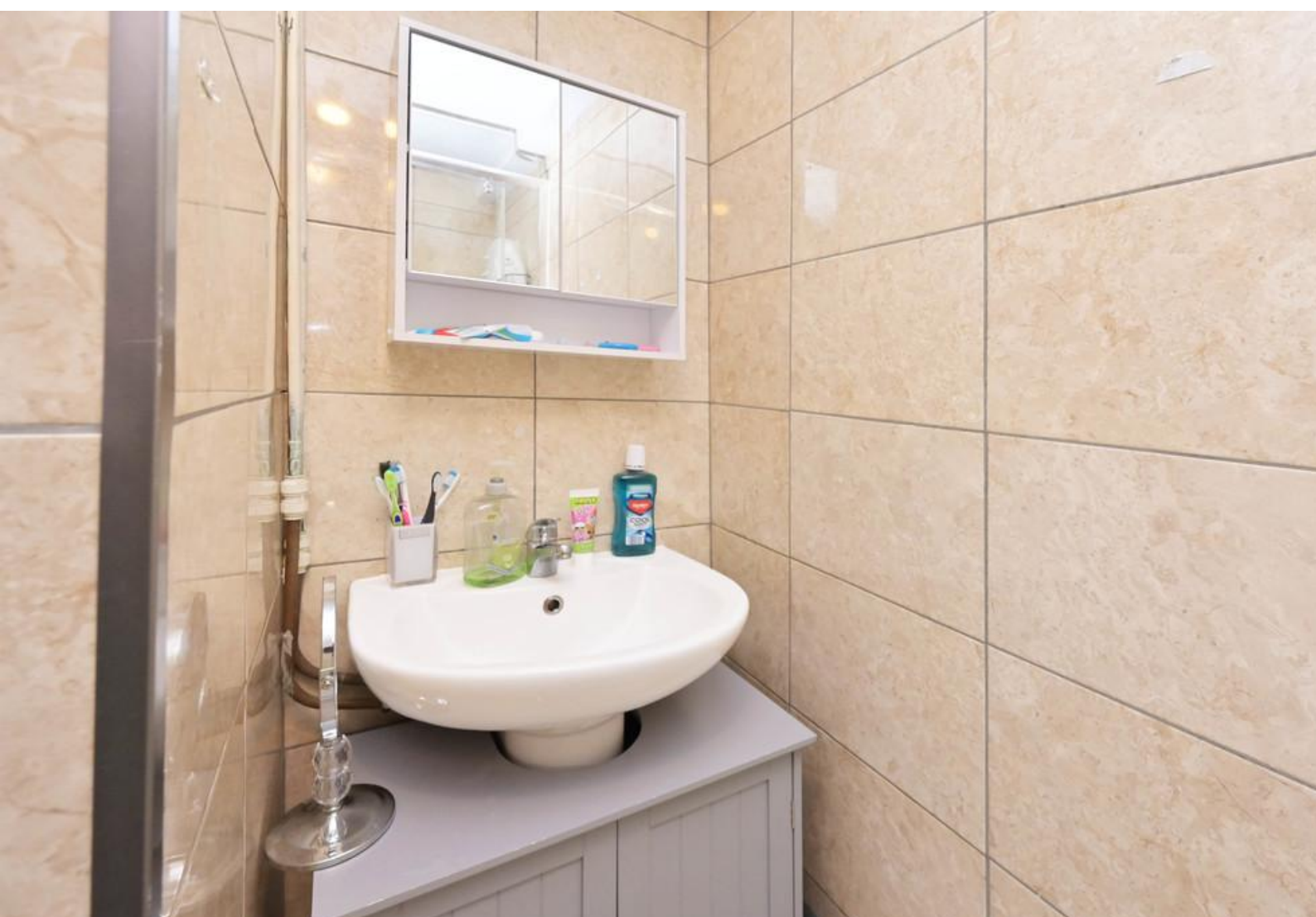
**EXTERNAL** Paved yard to the rear.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH  
T: 01782 262880 • E: stokeontrent@martinco.com

# 01782 262880

<http://www.martinco.com>



**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.