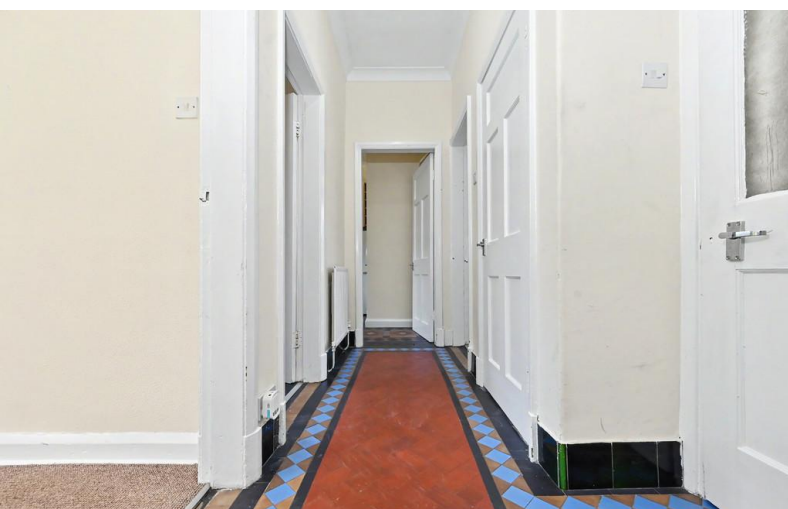


FOR SALE



Marina Road, Trent Vale, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Apartment

Guide Price £64,000

MARTIN&CO



Marina Road, Trent Vale, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Guide Price £64,000

- FOR SALE BY AUCTION
- Ground Floor Apartment
- Two bedrooms
- Garden to the rear
- Excellent transport links nearby

HALL 16' 4" x 2' 10" (4.98m x 0.86m) Entrance door, radiator

LOUNGE 11' 11" x 11' 7" (3.63m x 3.53m) Bay window to the front elevation, fireplace, radiator

KITCHEN/DINER 8' 11" x 8' 6" (2.72m x 2.59m) Window to the rear elevation, range of wall and base units with worktop over, stainless steel sink, built in oven and hob with extractor hood above, space for fridge freezer, radiator

BATHROOM 8' 0" x 5' 9" (2.44m x 1.75m) Frosted glass window to rear elevation, 3-piece bathroom suite in white, heated towel rail

BEDROOM 12' 0" x 8' 9" (3.66m x 2.67m) Window to front elevation, radiator, picture rail

BEDROOM 12' 8" x 11' 1" (3.86m x 3.38m) Window to rear elevation, radiator, picture rail

EXTERNAL Rear garden enclosed by fencing with wooden gate for side access







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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 mpart 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.