

FOR SALE



Preston Street, Smallthorne, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Terraced House

Offers In Excess Of £100,000


MARTIN&CO



Preston Street, Smallthorne, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- Two separate reception rooms
- Close to shops and supermarkets
- Strong road, bus and rail links
- No onward chain sale
- Access to parks and green spaces



ENTRANCE PORCH 3' 6" x 2' 7" (1.07m x 0.81m)
Entered via a UPVC front door.

DINING ROOM 11' 9" x 10' 2" (3.60m x 3.10m) Double
glazed window to the front elevation, radiator.

LOUNGE 14' 4" x 11' 6" (4.39m x 3.52m) Feature
fireplace, stairs to the first floor, double glazed window
to the rear elevation, radiator.

KITCHEN 14' 6" x 5' 11" (4.43m x 1.81m) Fitted with a
range of 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, housing gas combination boiler.

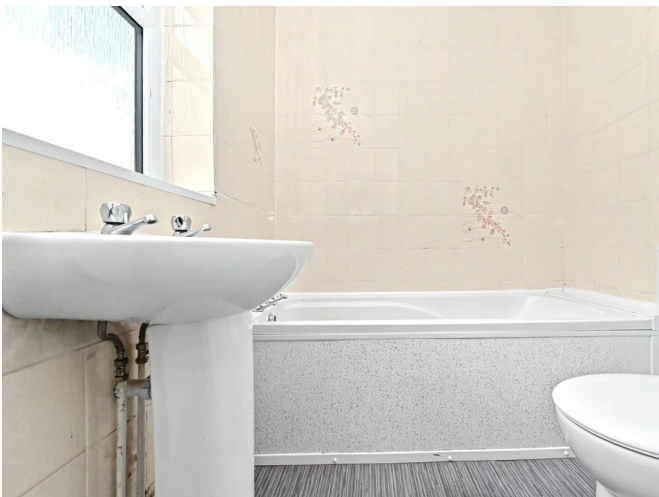
REAR LOBBY 3' 1" x 2' 10" (0.94m x 0.88m) Storage
cupboard, UPVC door giving access to the rear yard.

BATHROOM 7' 10" x 5' 11" (2.41m x 1.81m) Four piece
suite comprising; low level WC, pedestal hand wash
basin, bath and shower unit, double glazed window to
the side elevation, fully tiled walls, radiator.

BEDROOM Double glazed window to the front
elevation, built in storage cupboard, radiator.

BEDROOM 11' 7" x 11' 6" (3.54m x 3.52m) Double
glazed window to the rear elevation, radiator.

EXTERNAL Paved yard to the rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





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 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.