

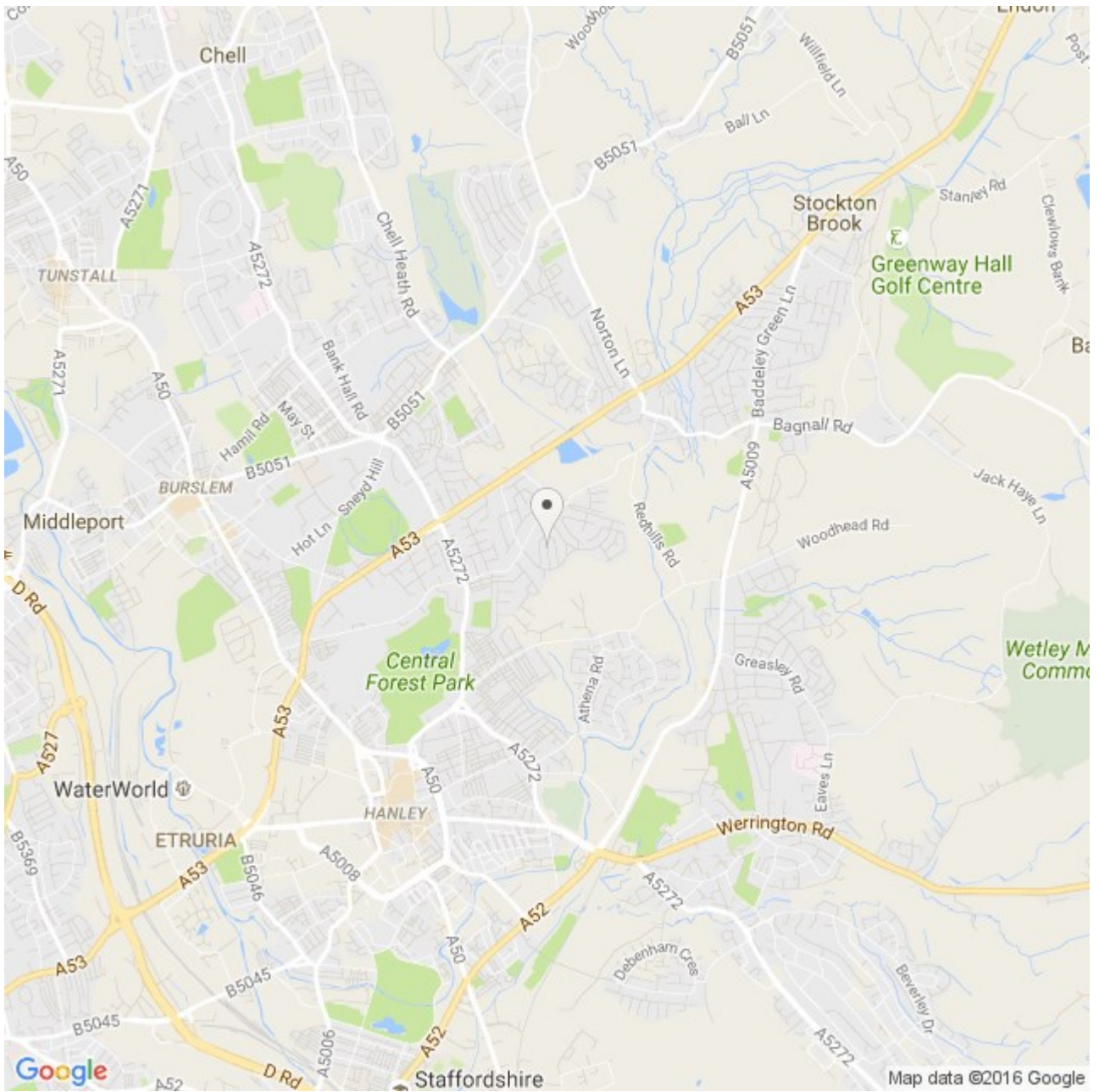



**40 Lane Farm Grove
Stoke-On-Trent, Staffordshire ST1 6HP**


£85,000

Beech Property are pleased to present to the market this two bedroom semi detached property situated in a popular location, the property is in a desirable location and briefly comprised entrance, lounge with fireplace, this leads through to kitchen that has a range of fitted wall and base units, There is a conservatory on the property. To the first floor there are two bedrooms and a combined bathroom. There are gardens front & Rear. The property is in need of renovation and updating.

40 Lane Farm Grove, Stoke-On-Trent, Staffordshire ST1 6HP



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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