



# Offers in Excess of £80,000

Well presented mid terrace property with useful loft with velux window. The property benefits from no chain involvement and is located close to Northwood Park and convenient for access into Hanley City Centre.





## **GROUND FLOOR**

### **DINING ROOM**

3.48m x 3.43m (11' 5" x 11' 3") Double glazed window to front, radiator, fireplace.

# LOUNGE

 $3.48m \times 3.69m (11' 5" \times 12' 1")$  Double glazed window to rear, radiator, multi fuel burner with feature fireplace.

## **KITCHEN**

1.92m x 3.43m (6' 4" x 11' 3") Double glazed frosted window to side, stainless steel sink and drainer unit with mixer tap, radiator, extractor fan, plumbing for automatic washing machine, tiled walls, wall mounted boiler.

#### **REAR LOBBY**

Door to side, built in storage area.

# **BATHROOM**

Bathroom suite comprising of panelled bath with shower over, hand wash basin, WC, radiator, double glazed frosted window to side.

# FIRST FLOOR

## LANDING

Steps to useful loft area with velux window.

## **BEDROOM ONE**

 $3.47m \times 3.43m (11' 5" \times 11' 3")$  Radiator, double glazed window to front.

### **BEDROOM TWO**

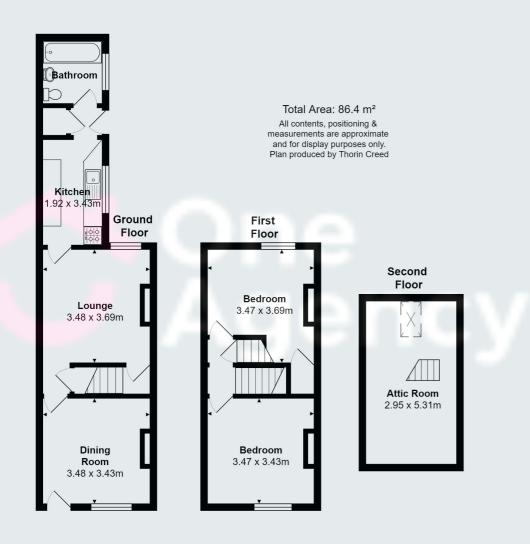
 $3.47m \times 3.69m (11' 5" \times 12' 1")$  Radiator, double glazed window to rear.

## **ATTIC ROOM**

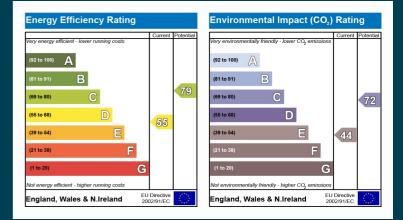
2.95m x 5.31m (9' 8" x 17' 5")

### **OUTSIDE**

Rear yard and seating area.











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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.