



Campbell Road,  
Stoke, Stoke-on-Trent



**OneAgency**

01782 970222

hello@oneagencygroup.co.uk



# Offers in Region of £85,000

Substantial mid terrace house with is offered with no chain involvement. The property is in need of improvement and is considered suitable for both landlords and owner occupiers. Located in a convenient location for Stoke Railway Station and the A500.





#### ENTRANCE HALLWAY

Stairs to first floor, door to front.

#### LIVING ROOM / DINING ROOM

7.58m x 3.29m (24' 10" x 10' 10") Double glazed windows to the front and rear, two radiators.

#### KITCHEN

4.89m x 2.40m (16' 1" x 7' 10") Fitted range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, double glazed windows to side, radiator.

#### REAR LOBBY

Door to side, airing cupboard.

#### BATHROOM

2.34m x 2.47m (7' 8" x 8' 1") Double glazed frosted window to side, radiator. Bathroom suite.

#### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

3.68m x 2.27m (12' 1" x 7' 5") Radiator, double glazed window to the front.

#### BEDROOM FOUR

2.71m x 2.02m (8' 11" x 6' 8") Double glazed window to the front, radiator.

#### BEDROOM TWO

3.77m x 2.61m (12' 4" x 8' 7") Double glazed window to rear, radiator

#### BEDROOM THREE

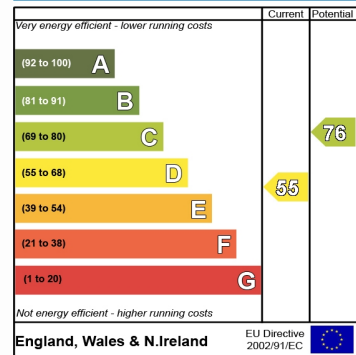
3.33m x 2.43m (10' 11" x 8' 0") Double glazed window rear, radiator, wall mounted boiler.

#### OUTSIDE

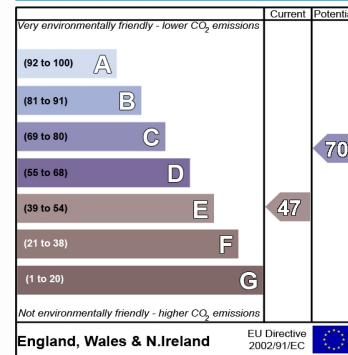
Rear Yard



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ  
 01782 970222  
 hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**  
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