



Hall Street,  
Burslem



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Region of £85,000

End terrace property, split into 2 flats. The property offers an outstanding investment opportunity with a potential income in the region of £8,160 when both flats are let. Currently the ground floor flat is vacant and the first floor flat is let at £4,080 per annum.





## 87A GROUND FLOOR FLAT

### LIVING ROOM

3.73m x 4.46m (12' 3" x 14' 8") Double glazed window to front, radiator.

### KITCHEN

2.52m x 3.67m (8' 3" x 12' 0") Wall mounted Baxi boiler, fitted kitchen units, stainless steel sink and drainer unit with mixer tap, radiator, double glazed window to side.

### INNER HALL

Radiator, built in storage area,

### BEDROOM

4.43m x 4.12m (14' 6" x 13' 6") Radiator, double glazed window to side.

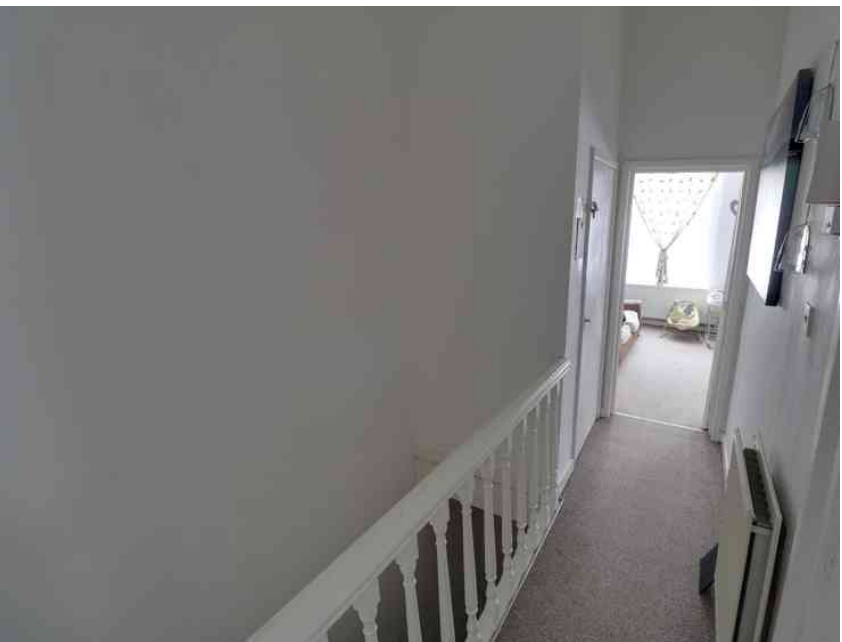
### BATHROOM

1.75m x 2.31m (5' 9" x 7' 7") Bathroom suite comprising of panelled bath, WC, hand wash basin, radiator, double glazed frosted window to rear.

## 87B - FIRST FLOOR FLAT

### LANDING

Radiator, built in storage area with boiler and storage.



### BEDROOM

4.49m x 4.10m (14' 9" x 13' 5") Window to side, radiator.

### BATHROOM

2.46m x 1.80m (8' 1" x 5' 11") Double glazed window to rear, radiator, bathroom suite comprising of panelled bath, WC and hand wash basin, radiator.

### LIVING ROOM

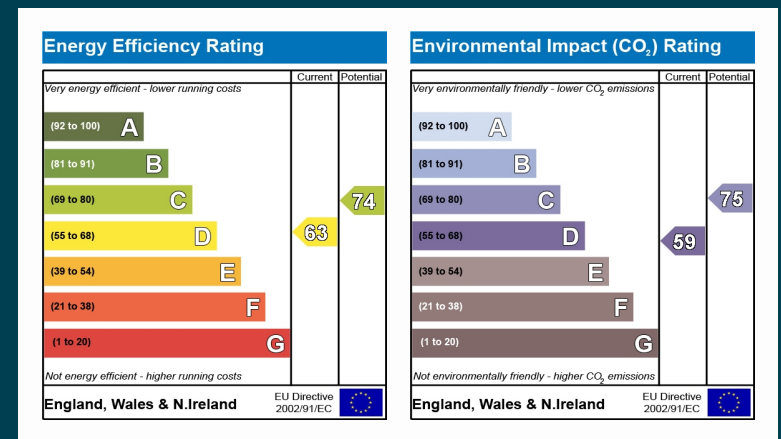
5.39m x 3.74m (17' 8" x 12' 3") Two double glazed windows to front, radiator.

### KITCHEN

3.67m x 2.44m (12' 0" x 8' 0") Double glazed window to side, radiator, fitted kitchen units, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, part tiled walls.

### OUTSIDE

Rear yard.



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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