



Derwent Street,  
Hanley



**OneAgency**

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# Offers in Region of £75,000

A two bedroom mid terraced house in the popular location of Hanley. The property benefits from an open plan reception room, ground floor bathroom and yard with gated access. An ideal first time buy or investment opportunity requiring some improvement. Located within walking distance to both Festival Retail Park and Hanley Town Centre. Viewing is advised. No Chain!





## Ground Floor

### Reception Room

8.05m x 3.54m (26' 5" x 11' 7") A double glazed window to the front and rear, radiators and carpet flooring.

### Kitchen

3.67m x 2.02m (12' 0" x 6' 8") A range of wall and base units with worktops, stainless steel sink basin, boiler to the wall, door to the rear, radiator and vinyl flooring.

### Bathroom

2.32m x 1.60m (7' 7" x 5' 3") A bath, pedestal hand wash basin, low level W/C, double glazed window and tiled flooring.

## First Floor

### Bedroom One

3.33m x 3.15m (10' 11" x 10' 4") A double glazed window, storage space, radiator and carpet flooring.

### Bedroom Two

4.70m x 2.57m (15' 5" x 8' 5") A double glazed window, storage space, radiator and carpet flooring.

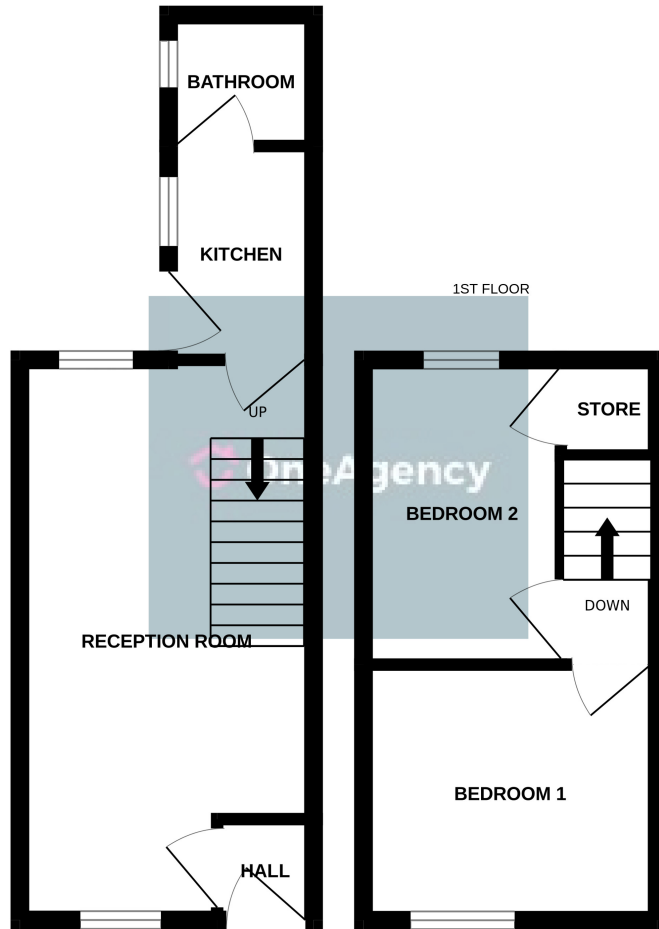
### External

A paved yard to the rear with gated access.

### AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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