



Petersfield Road, Chell,  
Stoke-on-Trent



**OneAgency**

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£90,000

Mid town house in need of improvement, offered with no chain involvement. The property is considered an ideal first time buy or buy to let and benefits from rear garden and first floor shower room.





## GROUND FLOOR

### ENTRANCE LOBBY

Radiator, stairs to first floor, double glazed window to front.

### LIVING ROOM

4.20m x 3.82m (13' 9" x 12' 6") Radiator, double glazed window to front.

### KITCHEN/DINER

3.83m x 3.08m (12' 7" x 10' 1") Door to rear, double glazed window to rear, radiator, fitted kitchen units, sink and drainer unit, built in storage areas.

### SHOWER ROOM/WET ROOM

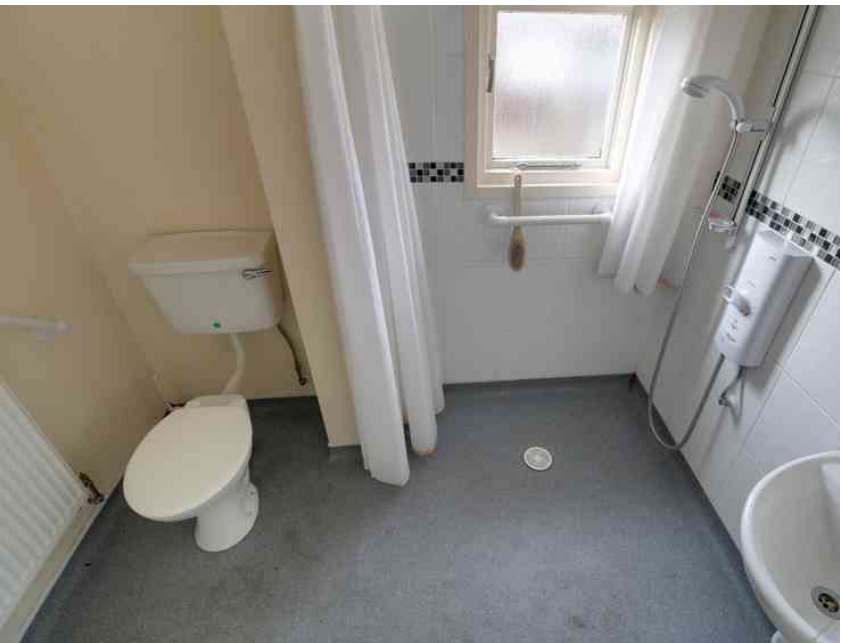
1.66m x 2.30m (5' 5" x 7' 7") Electric shower, WC and hand wash basin, radiator, windows to rear, part tiled walls.

### OUTSIDE

Rear garden with pedestrian access.

### AGENTS NOTES

We understand probate has been applied for but is not yet granted.



## FIRST FLOOR

### LANDING

Access to loft, airing cupboard.

### BEDROOM ONE

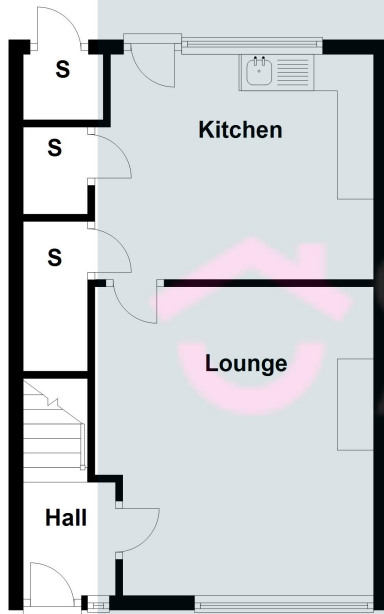
4.88m x 2.74m (16' 0" x 9' 0") Double glazed window to front, radiator, built in storage area.

### BEDROOM TWO

2.92m x 3.83m (9' 7" x 12' 7") Double glazed window to rear, radiator, built in storage area.

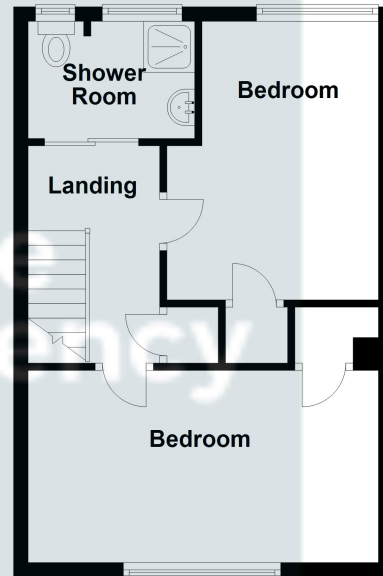
## Ground Floor

Approx. 385.4 sq. feet



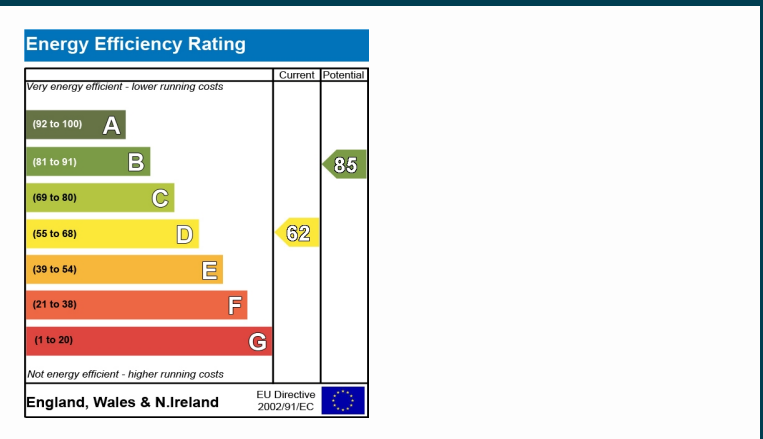
## First Floor

Approx. 385.4 sq. feet



Total area: approx. 770.7 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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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.**

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