



Wayte Street,
Hanley



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £100,000

A very well presented mid terrace house, situated in a convenient location for local amenities including Central Forest Park, Festival Retail Park and walking distance into Hanley City Centre. The property benefits from a stunning high quality bathroom suite and a Viessmann boiler with smart thermostat installed in December 2023. Viewing of this property is highly recommended to appreciate the accommodation on offer. The property is considered an ideal buy for both first time buyers and landlords.





Entrance lobby

Door to front, door into living room/dining room.

Living room / Dining room

7.93m Max x 3.94m Max (26' 0" x 12' 11") Double glazed windows to the front and rear, two radiators, stairs to first floor with storage below.

Kitchen

3.65m x 1.91m (12' 0" x 6' 3") Double glazed window to side, radiator, part tiled walls, fitted with range of wall, base and draw a storage units, stainless steel sink and drainer unit with mixer tap, fitted oven and hob with extractor above, plumbing for washing machine, space for dryer, radiator.

Rear Lobby

Door to side, fitted storage space with boiler.

Bathroom

Bathroom suite comprising of panel bath with shower above, vanity wash hand basin, WC, heated towel rail, tiled walls, tiled floor, double glazed frosted with side.

Landing

Access to boarded loft via pull down ladders.

Bedroom 1

3.99m x 3.78m (13' 1" x 12' 5") Double glazed window to the rear, radiator.

Bedroom 2

3.11m max x 3.07m max (10' 2" x 10' 1") Double glazed window to front, radiator, built-in storage.

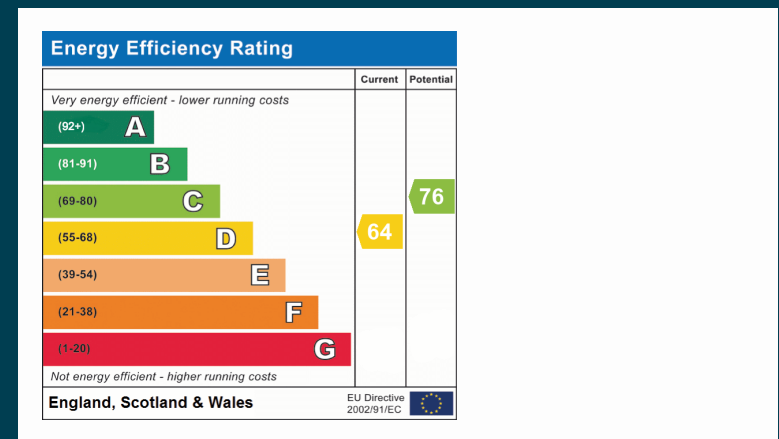
Outside

Rear Yard.

Agents Notes

Stoke-on-Trent Council Tax Band A





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.**

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.