



Mayer Street,
Hanley



OneAgency

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Offers in Excess of £75,000

A two bedroom mid terraced house in the popular location of Hanley, walking distance from the town centre. An ideal first time buy or investment property benefitting from two reception rooms, first floor bathroom and a good sized rear garden. The property is close to amenities, commuter links and schools. Viewing is highly advised. No Chain!





Ground Floor

Hallway

UPVC front door, radiator and laminate flooring.

Reception Room One

3.19m x 2.95m (10' 6" x 9' 8") A double glazed window to the front, radiator and carpet flooring.

Reception Room Two

4.07m x 3.45m (13' 4" x 11' 4") A double glazed window to the rear, radiator and laminate flooring.

Kitchen

3.61m x 2.27m (11' 10" x 7' 5") A range of wall and base units with worktops, stainless steel sink basin, integral oven and electric hob, door to rear yard, boiler to the wall, double glazed windows, radiator and vinyl flooring.

First Floor

Bedroom One

4.05m x 3.18m (13' 3" x 10' 5") A double glazed window to the front, radiator and laminate flooring.

Bedroom Two

3.47m x 3.18m (11' 5" x 10' 5") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.

Bathroom

3.65m x 3.27m (12' 0" x 10' 9") A white suite with bath, pedestal hand wash basin, low level W/C, double glazed window, radiator and vinyl flooring.

External

A paved garden to the rear of the property.

AGENTS NOTES

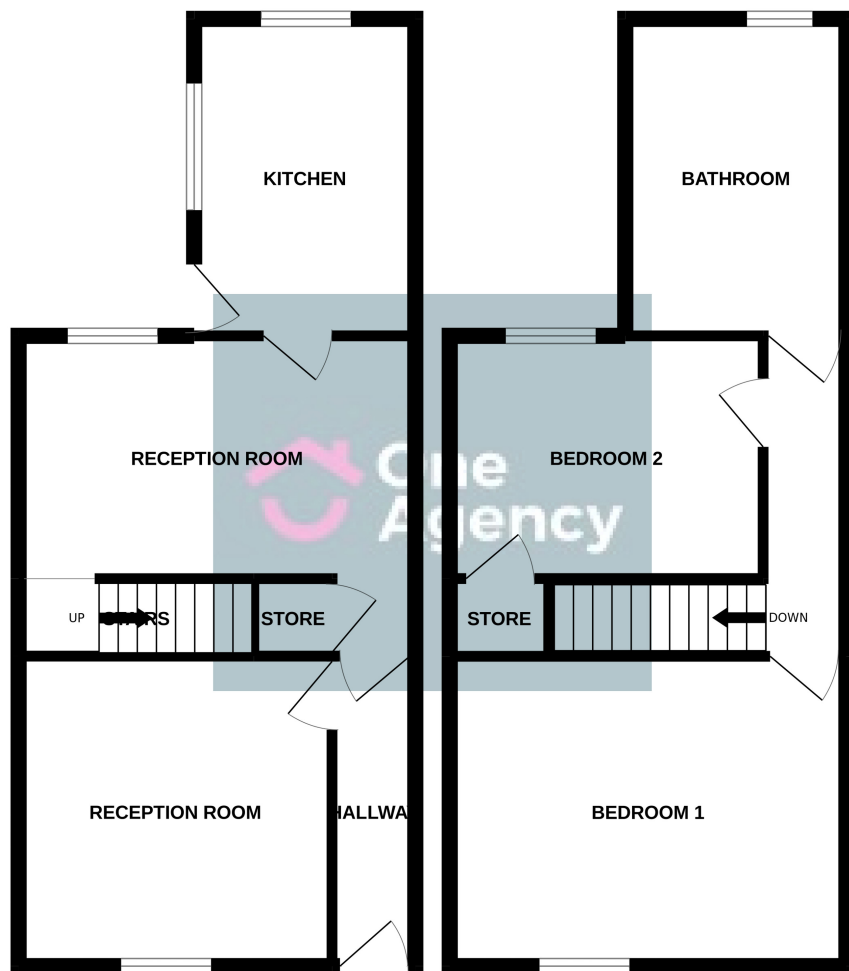
The council tax band is A. The local authority is Stoke-on-Trent.

A building survey was carried out on the 4th November 2022 and various remedial works are required. We have part of this survey available for inspection on request.



GROUND FLOOR

1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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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