



Victoria Street,  
Hartshill, Stoke-on-  
Trent



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# Offers in Region of £90,000

An end of terraced house in the popular location of Hartshill within close proximity to Royal Stoke University Hospital. The property benefits from two reception rooms, double glazing and generous sized rear garden with gated access. An ideal first time buy or investment opportunity with excellent potential. Close to amenities and commuter links such as A500 & M6. Viewing is highly advised. No Chain!





## Ground Floor

### Reception Room One

3.37m x 2.28m (11' 1" x 7' 6") A double glazed bay window and radiator.

### Reception Room Two

3.34m x 3.24m (10' 11" x 10' 8") Double glazed windows, storage cupboard and radiator.

### Kitchen

3.16m x 1.69m (10' 4" x 5' 7") A range of wall and base units, stainless steel sink basin, integral oven and gas hob, double glazed window and tiled flooring.

### Bathroom

2.21m x 1.60m (7' 3" x 5' 3") A bath, pedestal hand wash basin, low level W/C, radiator, tiled walls, double glazed window and vinyl flooring.

## First Floor

### Bedroom One

3.36m x 3.30m (11' 0" x 10' 10") A double glazed window, storage cupboard and radiator.

### Bedroom Two

3.32m x 3.24m (10' 11" x 10' 8") A double glazed window and radiator.

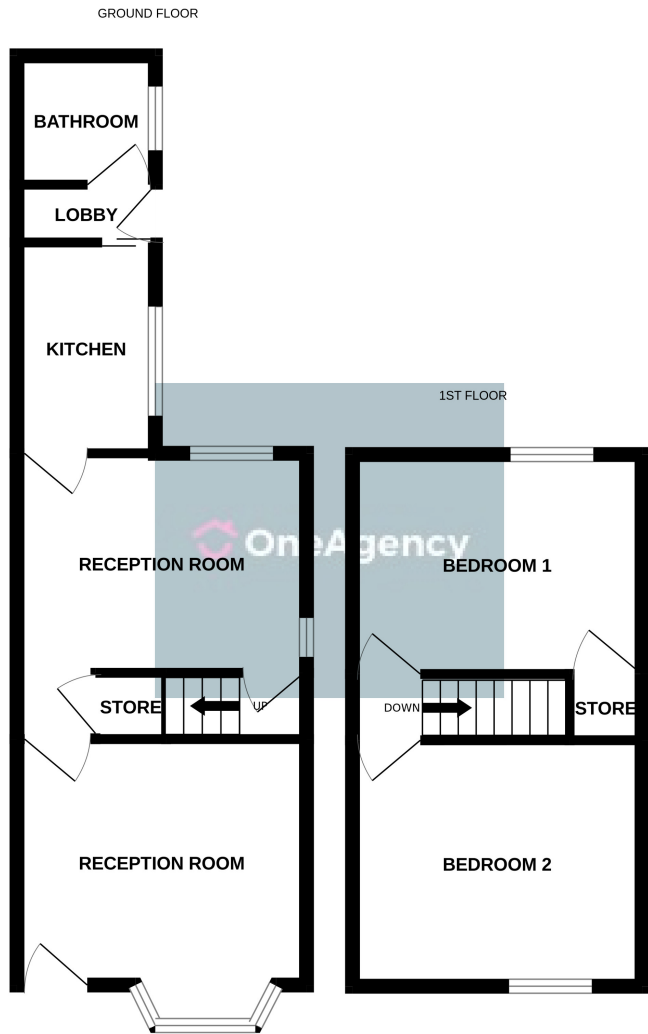
## External

A good sized paved rear yard with shrubs.

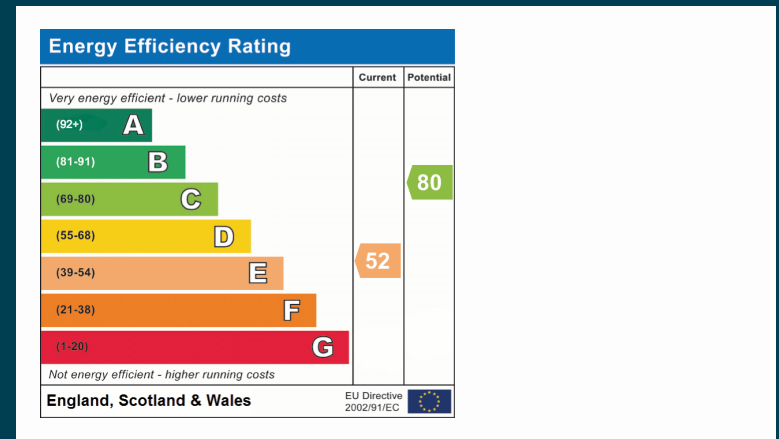
## AGENTS NOTES

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





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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