



Sandon Street,
Etruria

 **OneAgency**

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Offers in Region of £100,000

A well presented two bedroom mid terraced house in the popular location of Etruria. The property benefits from two reception rooms, modern kitchen and bathroom. Located close to Festival Park, Hanley and Etruria Park all within walking distance. Close to commuter links such as A500, A50 & M6 and schools. Viewing is highly advised. No Chain!





Ground Floor

Reception Room One

3.52m x 3.31m (11' 7" x 10' 10") Entered through the front door, bay window to the front, radiator and carpet flooring.

Reception Room Two

3.50m x 3.37m (11' 6" x 11' 1") A window to the rear, storage cupboard, radiator and carpet flooring.

Kitchen

3.42m x 1.77m (11' 3" x 5' 10") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, space for a fridge/freezer, window and vinyl flooring.

Bathroom

2.22m x 1.63m (7' 3" x 5' 4") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, tiled walls, grey radiator, window to the side and vinyl flooring.



First Floor

Bedroom One

3.47m x 3.41m (11' 5" x 11' 2") A window to the rear, storage cupboard, radiator and carpet flooring.

Bedroom Two

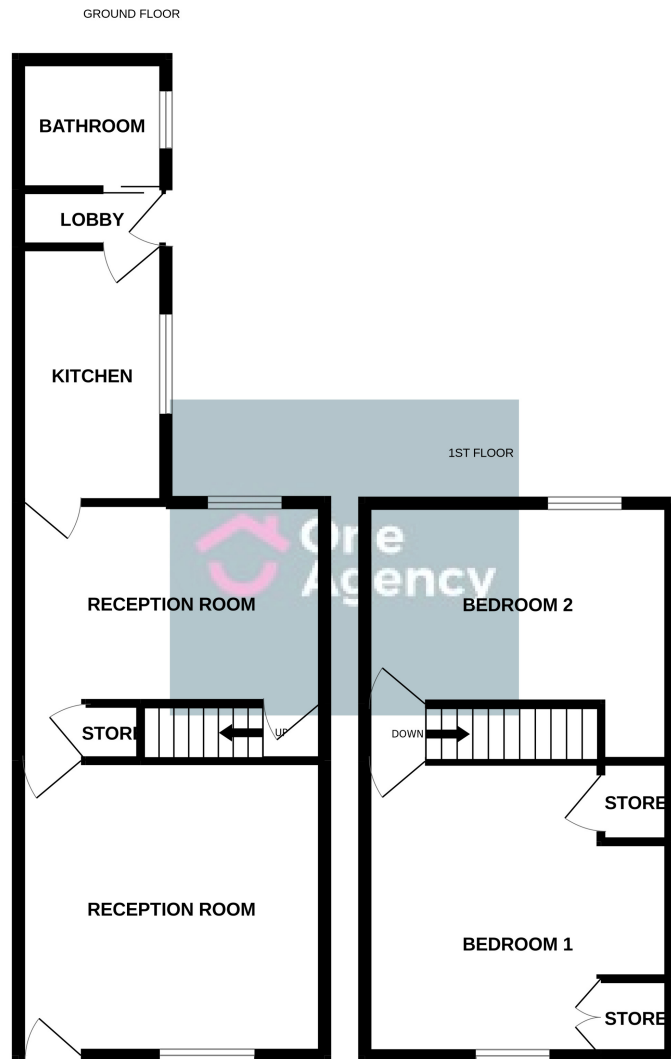
3.34m x 3.10m (10' 11" x 10' 2") A window to the front, radiator and carpet flooring.

External

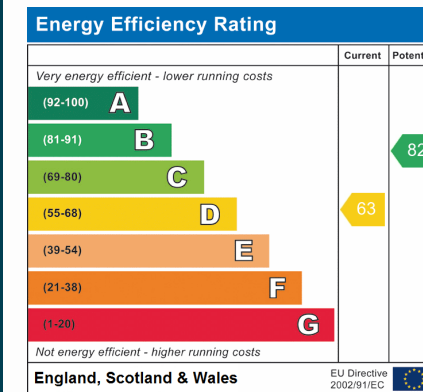
A paved yard to the rear with gated access.

AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent. We understand probate has been granted.



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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