



Hazelhurst Street,  
Hanley



**OneAgency**

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# £70,000

A two bedroom fore-courted mid terraced house in Hanley. The property is located within walking distance to the town centre, bus routes and nearby schools. The property is in need of full renovation so would suit investors or first time buyers looking for a project. Benefitting from two reception rooms, ground floor bathroom and rear yard. Viewing is advised. No Chain!





## Ground Floor

### Reception Room One

3.62m x 3.49m (11' 11" x 11' 5")  
A bay window to the front and radiator.

### Reception Room Two

3.86m x 3.49m (12' 8" x 11' 5") A window to the rear and radiator.

### Kitchen

3.50m x 2.08m (11' 6" x 6' 10") A range of base units with worktops, stainless steel sink basin, boiler to the wall, window, radiator and vinyl flooring.



## Bathroom

2.10m x 2.02m (6' 11" x 6' 8") A bath unit, pedestal hand wash basin, low level W/C and window.

## First Floor

### Bedroom One

3.88m x 3.48m (12' 9" x 11' 5") A window and radiator.

### Bedroom Two

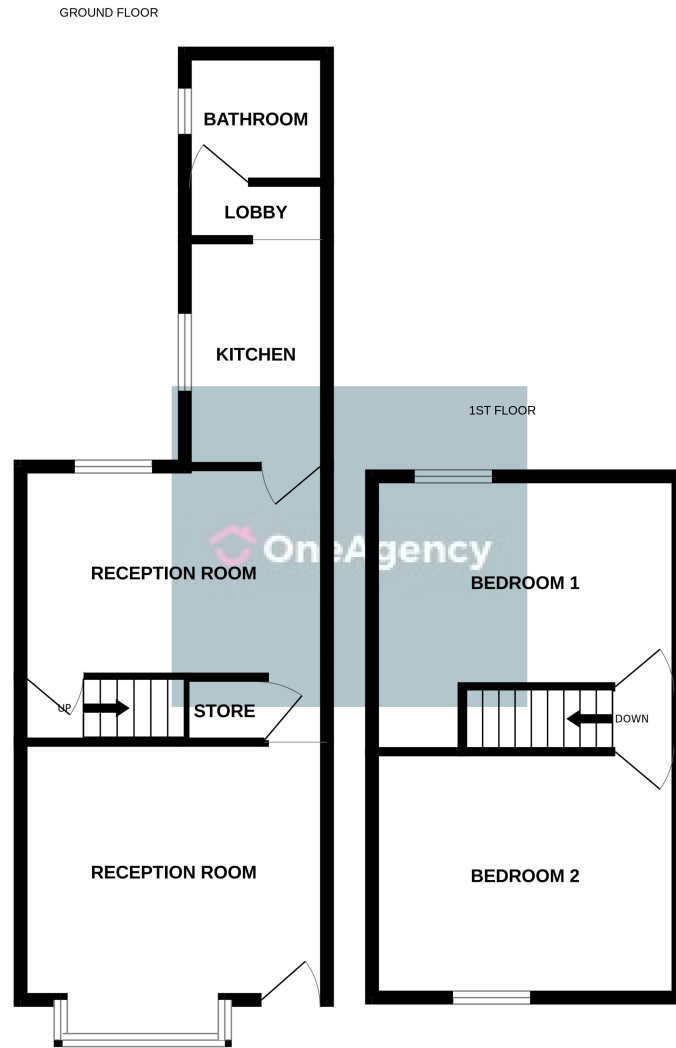
3.61m x 3.48m (11' 10" x 11' 5") A window and radiator.

## External

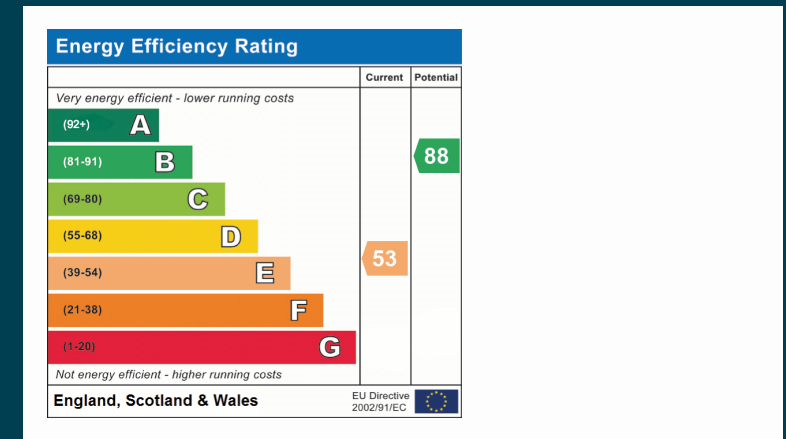
A paved yard to the rear.

## 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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