



Gable Street,  
Stoke

 **OneAgency**

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# Offers in Excess of £75,000

End terrace house situated in a developing area, close to the St Modwen Homes development of Victoria Park. The property is considered ideal for both first time buyers and landlords.





## GROUND FLOOR

### SITTING ROOM

3.44m x 3.41m (11' 3" x 11' 2") Double glazed window to front, two radiators, laminate flooring.

### LIVING ROOM

3.43m x 3.68m (11' 3" x 12' 1") Radiator.

### KITCHEN

3.67m x 1.93m (12' 0" x 6' 4") Fitted with a range of wall, base and drawer storage units, wall mounted boiler, oven and hob with extractor fan above, radiator.

### BATHROOM

2.15m x 1.81m (7' 1" x 5' 11") Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator. part tiled walls.

## FIRST FLOOR

### BEDROOM ONE

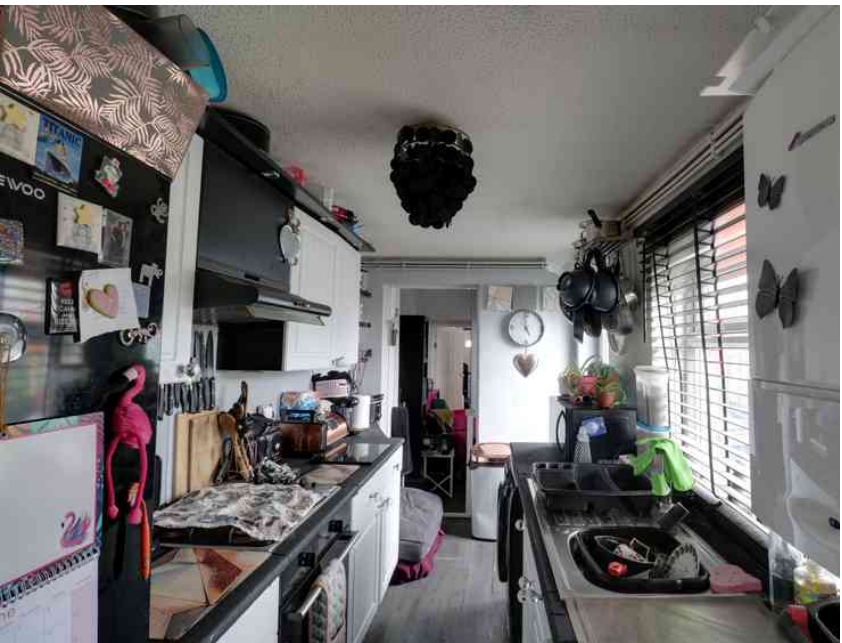
3.43m x 2.88m (11' 3" x 9' 5") Double glazed window to front, two radiators, fitted wardrobes.

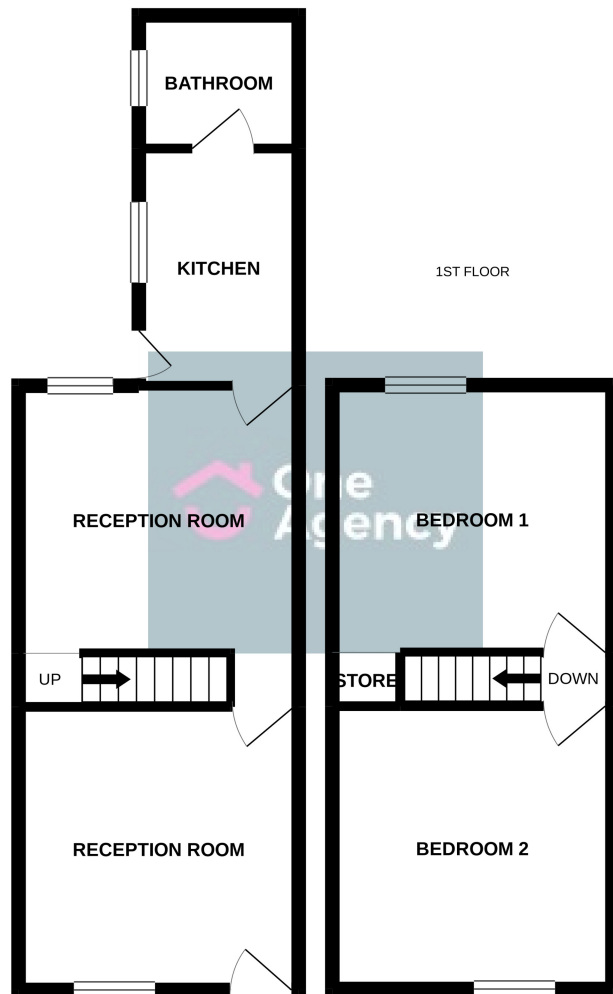
### BEDROOM TWO

3.43m x 3.72m (11' 3" x 12' 2") Double glazed window to rear, radiator.

## OUTSIDE

Rear yard.





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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