



Edensor Road,
Longton

 **OneAgency**

01782 970222

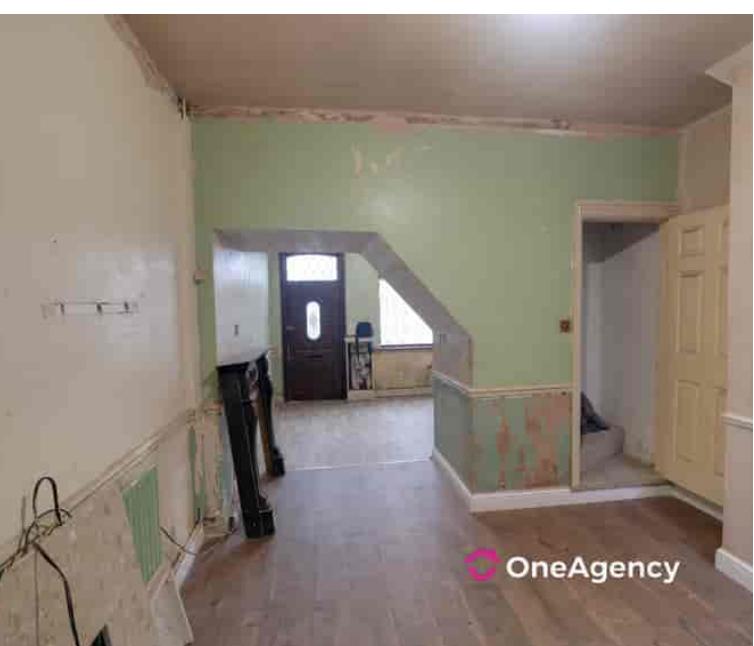
hello@oneagencygroup.co.uk



offers in Excess of
£70,000

CASH OFFERS INVITED – NO CHAIN A traditional two-bedroom mid-terrace property offered to the market for cash buyers only. The property requires modernisation and represents an excellent opportunity for investors, developers, or buyers seeking a project. The accommodation is arranged over two floors and comprises open plan sitting and living room, , kitchen,, bathroom and two bedrooms. Situated within very close proximity to Longton town centre, the property benefits from easy access to a wide range of local amenities, shops, and transport links, making it a convenient and practical location.





Open Plan Sitting / Living Area

Sitting Room

3.28m x 3.52m (10' 9" x 11' 7") Door to front, window to front.

Living Room

3.53m x 3.33m (11' 7" x 10' 11") Window to the rear, radiator.

Kitchen

3.69m x 1.63m (12' 1" x 5' 4") Double glazed window to the side, sink and drainer unit with mixer tap, wall mounted boiler.

Rear Lobby

Door to outside, storage area.

Bathroom

1.90m x 1.63m (6' 3" x 5' 4") 1.90m x 1.63m (6' 3" x 5' 4") Panelled bath, WC and hand wash basin. Double glazed frosted window to the side, heated towel rail.

Bedroom 1

3.50m x 3.30m (11' 6" x 10' 10") Window to the front, radiator.

Bedroom 2

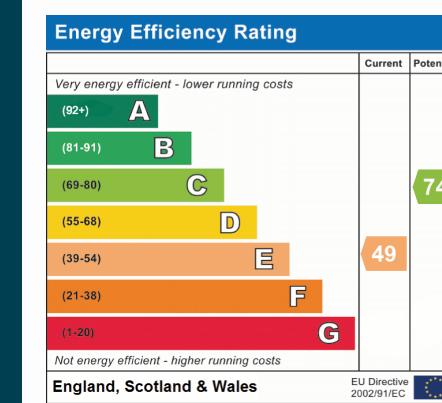
3.53m x 3.35m (11' 7" x 11' 0") Window to the rear, radiator, built in storage area.

Agents Notes

Stoke-on-Trent Council Tax A

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



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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.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.