



Whitmore Street,  
Shelton, Stoke-on-Trent



**OneAgency**

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# Offers in Excess of £110,000

End town house which has recently undergone a course of refurbishment and modernisation by the current vendors, and is now ready to move straight into with no chain involvement. The property is located in a very convenient location for Stoke Railway Station, the A500 link road. access to Hanley city centre and the Festival Retail Park. Viewing of this property is highly recommended.





## GROUND FLOOR

### ENTRANCE HALLWAY

Door to front, stairs to first floor.

### LIVING ROOM

4.65m x 3.32m (15' 3" x 10' 11") Double glazed window to front, radiator.

### KITCHEN/DINER

3.94m x 2.49m (12' 11" x 8' 2") Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, double glazed windows to rear, stainless steel sink and drainer unit with mixer tap, laminate flooring, radiator, generous sized under stairs storage.

### SIDE LOBBY

Double glazed window to rear, rear door, tiled floor.

### CLOAKS

WC, tiled floor.

## FIRST FLOOR

### BEDROOM ONE

4.36m max x 3.57m max (14' 4" x 11' 9")  
Double glazed windows to front, radiator.

### BEDROOM TWO

3.76m x 2.74m (12' 4" x 9' 0") Double glazed window to rear, radiator.

### SHOWER ROOM

2.86m max x 1.50m max (9' 5" x 4' 11") Shower cubicle with overhead shower and additional attachment, WC and hand wash basin, heated towel rail, part tiled walls, double glazed frosted window to rear, built in storage area with boiler.

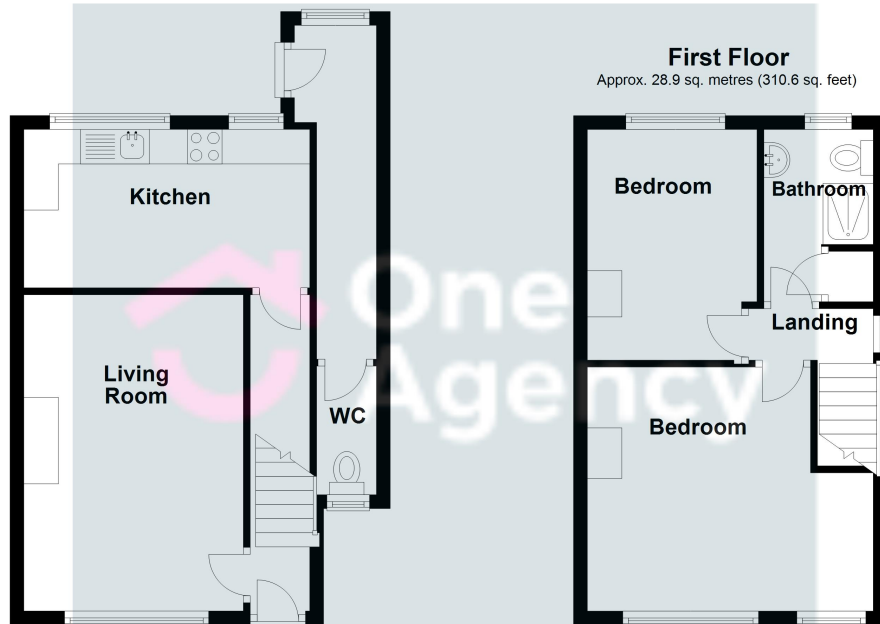
### OUTSIDE

Rear garden with garden shed and garage, forecourted.



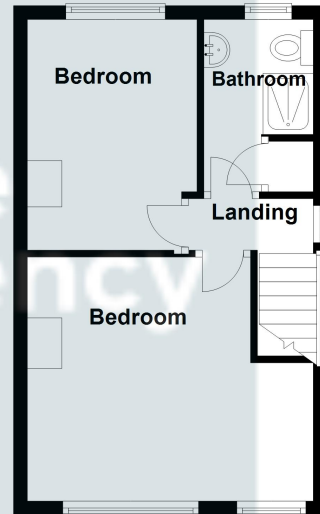
## Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



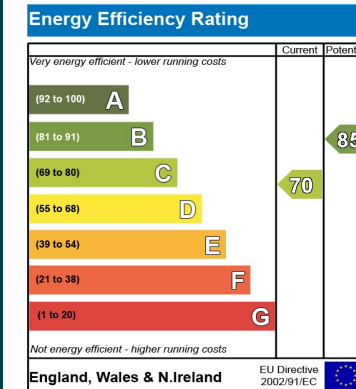
## First Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



Total area: approx. 64.6 sq. metres (695.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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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.**

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