



Derwent Street,  
Hanley



**OneAgency**

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# Offers in Excess of £80,000

A two bedroom mid terraced house in the popular location of Hanley within walking distance to the town centre and Festival Retail Park. The property benefits from double glazing, well presented accommodation and paved rear yard with outhouse storage. An ideal first time buy or buy to let investment property. Viewing is highly advised. No Chain!





## Ground Floor

### Reception Room One

3.52m x 3.33m (11' 7" x 10' 11") A double glazed window to the front, radiator and carpet flooring.

### Reception Room Two

3.76m x 3.51m (12' 4" x 11' 6") A double glazed window to the rear, fireplace and surround, radiator and laminate flooring.

### Kitchen

3.52m x 1.95m (11' 7" x 6' 5") A fitted kitchen with wall and base units and worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, double glazed window, storage cupboard with boiler and vinyl flooring.



## Shower Room

1.85m x 1.74m (6' 1" x 5' 9") A walk in shower unit with glass screen, hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

## First Floor

### Bedroom One

3.77m x 3.51m (12' 4" x 11' 6") A double glazed window to the rear, storage cupboard, radiator and laminate flooring.

### Bedroom Two

3.51m x 3.33m (11' 6" x 10' 11") A double glazed window to the front, radiator and carpet flooring.

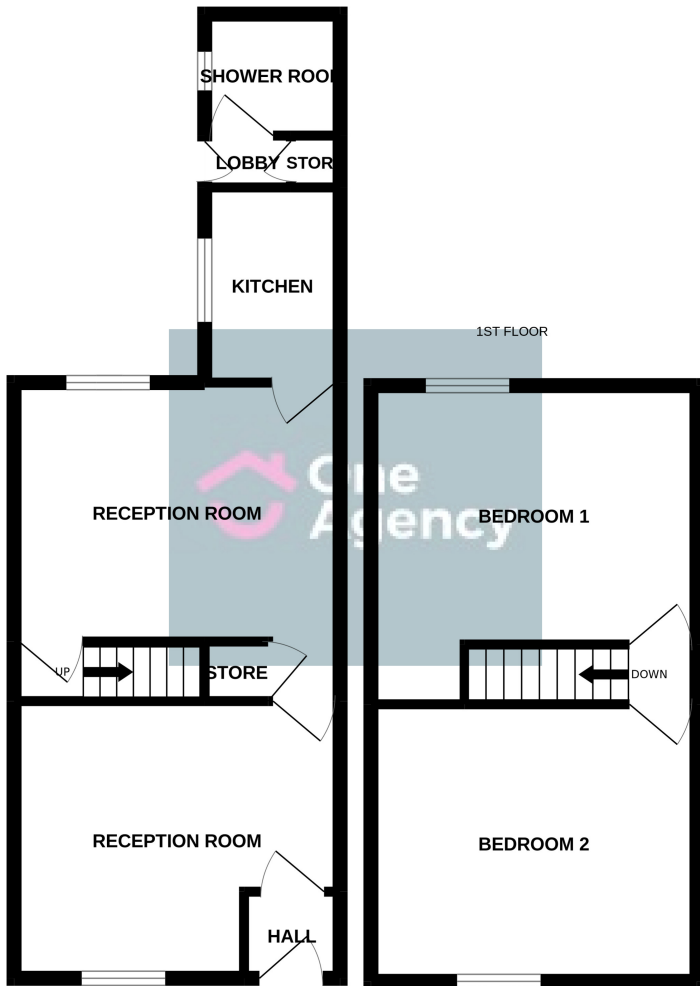
## External

A paved rear yard with gated access and rear outhouse for storage.

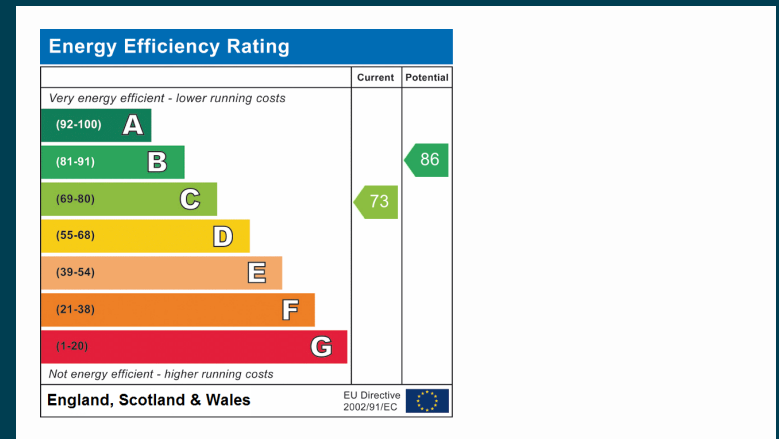
## AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent.

GROUND FLOOR



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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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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