



Sefton Street, Etruria

 OneAgency

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£90,000

A traditional mid-terrace house offering well-proportioned accommodation, comprising two reception rooms and two bedrooms, making it an ideal purchase for first-time buyers or buy-to-let investors. The property is situated in a highly convenient location in Etruria, providing excellent access to Stoke Railway Station, Festival Retail Park, Etruria Park, and Hanley City Centre, along with a range of local amenities and transport links. Offered to the market with no onward chain, the property presents a straightforward and attractive opportunity for purchasers seeking either a home or an investment in a well-connected area.





Sitting Room

3.41m x 3.49m (11' 2" x 11' 5") Double glazed window to the front, door to front, feature fireplace, radiator.

Living Room

3.40m x 3.49m (11' 2" x 11' 5") Under stairs storage, double glazed window to the rear.

Kitchen

3.54m x 1.90m (11' 7" x 6' 3") Double glazed window to side, with wall, base and drawer kitchen units, sink and drainer unit with mixer tap, wall mounted boiler.

Rear Lobby

Built in storage area, door to yard.

Bathroom

2.34m x 1.70m (7' 8" x 5' 7") Bathroom suite comprising of panelled bath, WC and hand wash basin. Double glazed frosted window to the side, radiator.

Bedroom 1

3.40m x 3.50m (11' 2" x 11' 6") Double glazed window to the rear, radiator, access to loft.



Bedroom 2

3.43m x 3.50m (11' 3" x 11' 6") Double glazed window to the rear, radiator.

Outside

Rear yard.

Agents Notes

Stoke-on-Trent Council Tax Band 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.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | 57 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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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.