



Woolrich Street,
Middleport



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£85,000

This well-proportioned two-bedroom mid-terrace property is conveniently situated close to local amenities and the A500 link road, offering excellent commuter access. The ground floor features two inviting reception rooms, a fitted kitchen and a family bathroom. Upstairs you'll find two generous double bedrooms. Externally, the property benefits from a low-maintenance rear yard. Offered for sale with no onward chain, this home represents a fantastic opportunity for first-time buyers or buy-to-let investors alike.





Sitting Room

3.46m x 3.56m (11' 4" x 11' 8") Double glazed window to front, door front, radiator.

Living Room

3.44m x 3.54m (11' 3" x 11' 7") Double glazed window to rear, radiator, under stairs storage.

Kitchen

4.26m x 1.92m (14' 0" x 6' 4") Double glazed window to side, radiator, fitted range of kitchen units, fitted oven and hob, stainless steel sink and drainer unit, wall mounted boiler, tiled floor.

Rear Lobby / Utility Area

door to side

Bathroom

2.17m x 1.77m (7' 1" x 5' 10") Double glazed frosted window to side, bathroom suite comprising of panel bath, WC and wash basin. Radiator, part tiled walls, tiled floor.

Bedroom One

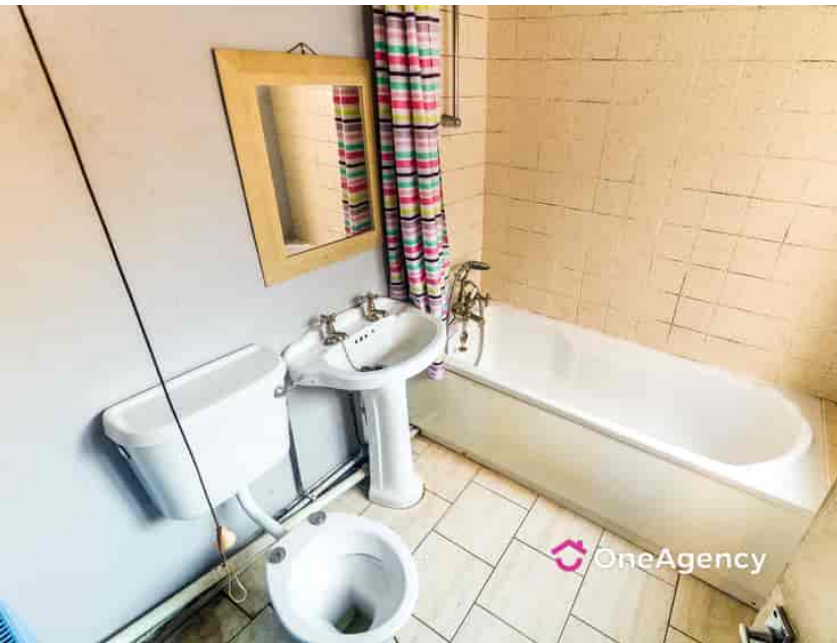
3.46m x 3.50m (11' 4" x 11' 6") Double glazed window to front, radiator, access to loft.

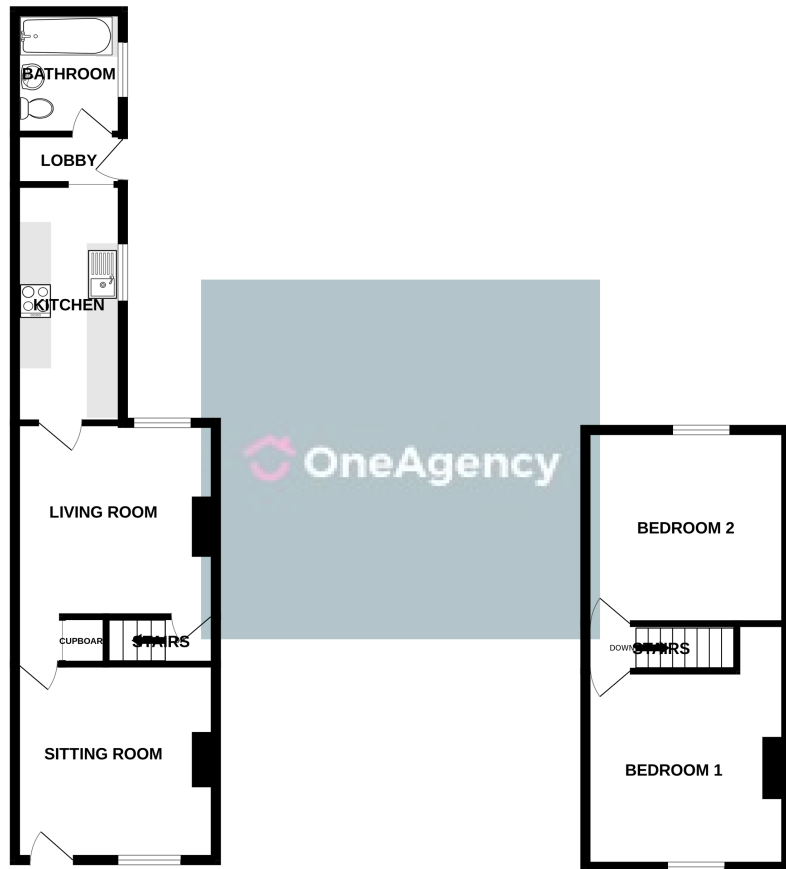
Bedroom Two

3.46m x 3.50m (11' 4" x 11' 6") 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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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