



Boughey Road,  
Shelton



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Excess of £100,000

A three bedroom mid terraced house within walking distance to Staffordshire University and Stoke Railway Station. The property benefits from two reception rooms, first floor bathroom and rear yard with gated access. An ideal investment property suited for buy to let or HMO. Located close to amenities, commuter links and schools. No Chain!





## Ground Floor

### Hallway

UPVC door and carpet flooring.

### Bedroom Three

4.16m x 2.20m (13' 8" x 7' 3") A double glazed bay window, radiator and laminate flooring.

### Reception Room One

3.70m x 3.41m (12' 2" x 11' 2") French doors to the rear yard, under stairs storage, radiator and laminate flooring.

### Kitchen

3.49m x 1.91m (11' 5" x 6' 3") A range of wall and base units with worktops, stainless steel sink basin, boiler to the wall, double glazed window and vinyl flooring.

### Reception Room Two

3.20m x 1.80m (10' 6" x 5' 11") A double glazed window, radiator and vinyl flooring.

## First Floor

### Bedroom One

3.51m x 3.44m (11' 6" x 11' 3") A double glazed window, radiator and laminate flooring.

### Bedroom Two

3.70m x 1.75m (12' 2" x 5' 9") A double glazed window, storage cupboard, radiator and laminate flooring.

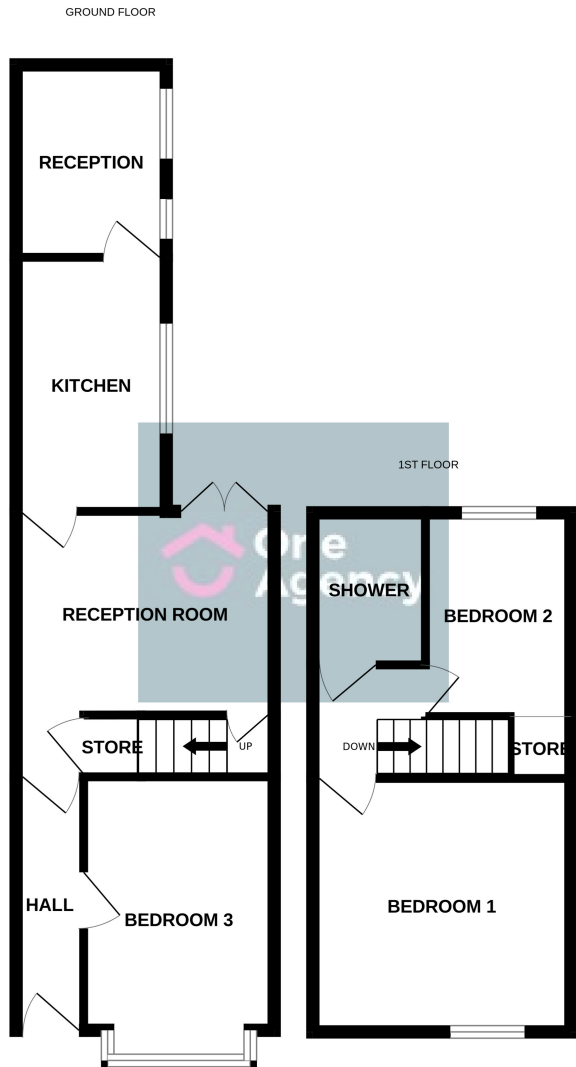
### Shower Room

2.47m x 1.59m (8' 1" x 5' 3") A walk in shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator and vinyl flooring.

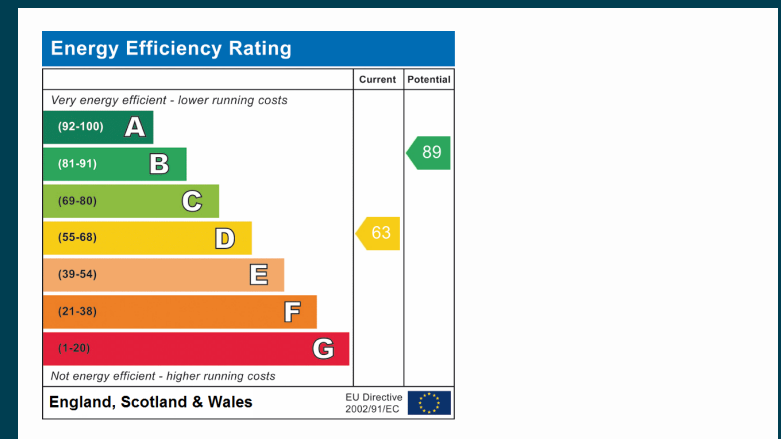
### External

A paved yard to the rear with gated access.





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.  
Made with Metropix ©2023



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.**

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.