



Spencer Road,  
Shelton



**OneAgency**

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£95,000

A two bedroom mid terraced property located within walking distance to Staffordshire University and Stoke Railway Station. A fantastic buy to let opportunity. The property is in need of some updating throughout. No Chain!





## Ground Floor

### Reception Room One

3.84m x 3.49m (12' 7" x 11' 5") Entered through a UPVC front door, double glazed window to the front, fire and surround and carpet flooring.

### Reception Room Two

4.06m x 3.49m (13' 4" x 11' 5") A double glazed window to the rear, fire and surround, storage cupboard and carpet flooring.

### Kitchen

3.47m x 1.91m (11' 5" x 6' 3") A range of wall and base units with worktops, stainless steel sink basin, plumbing for a washing machine, space for a fridge/freezer, double glazed window to the side and lino flooring.

### Bathroom

2.40m x 1.70m (7' 10" x 5' 7") A suite comprising of a bath, pedestal hand wash basin, w/c, double glazed window, part tiled walls and lino flooring.

## First Floor

### Bedroom One

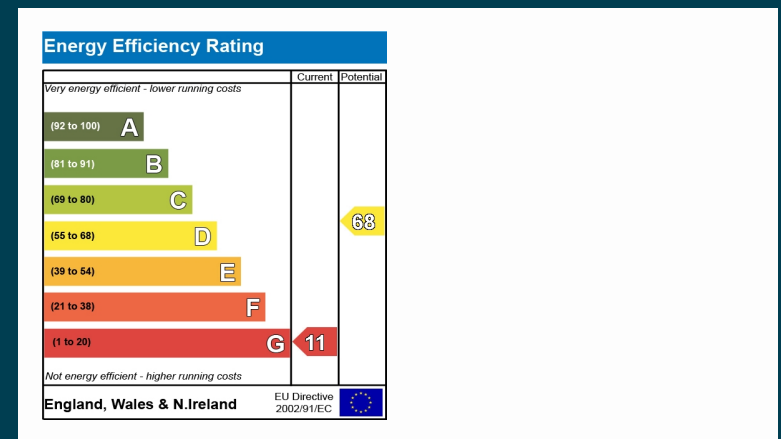
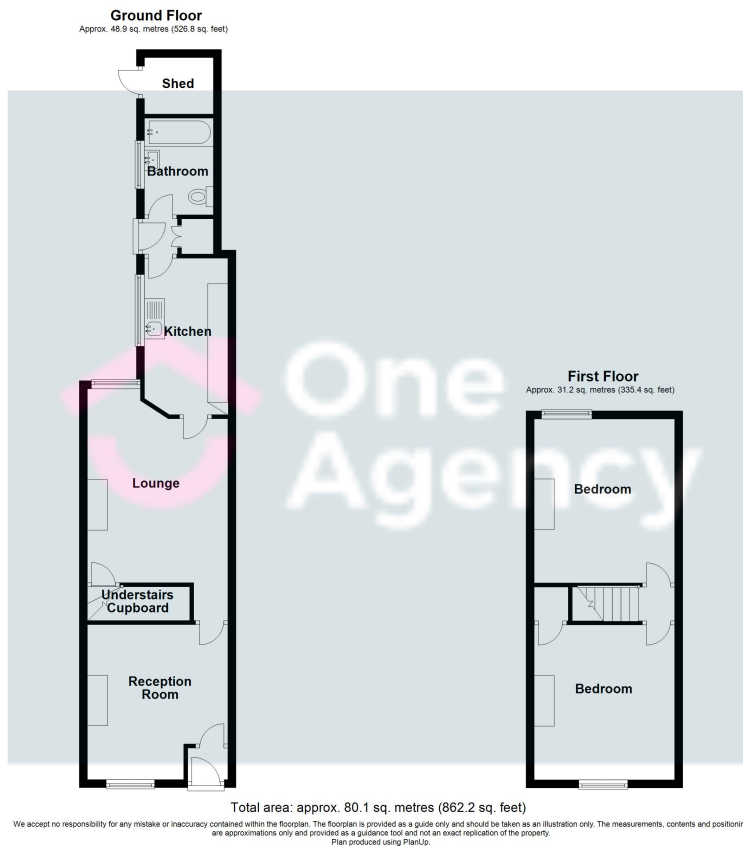
3.84m x 3.50m (12' 7" x 11' 6") A double glazed window to the front, storage space and carpet flooring.

### Bedroom Two

4.08m x 3.50m (13' 5" x 11' 6") A double glazed window to the rear and carpet flooring.

### Exterior

A paved courtyard with a outhouse storage space.



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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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