



Benson Street,  
Pittshill

 **OneAgency**

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# Offers in Region of £90,000

A traditional mid-terrace house offered to the market with no onward chain. Conveniently located for easy access to the A500 and Tunstall Town Centre, the property comprises a living room, kitchen/diner and bathroom to the ground floor, with two bedrooms and a useful walk-in storage area to the first floor. Considered ideal for both first-time buyers and buy-to-let investors.





### Living Room

3.63m x 3.78m (11' 11" x 12' 5") Double glazed window to the front, laminate floor, feature fireplace, radiator.

### Outside

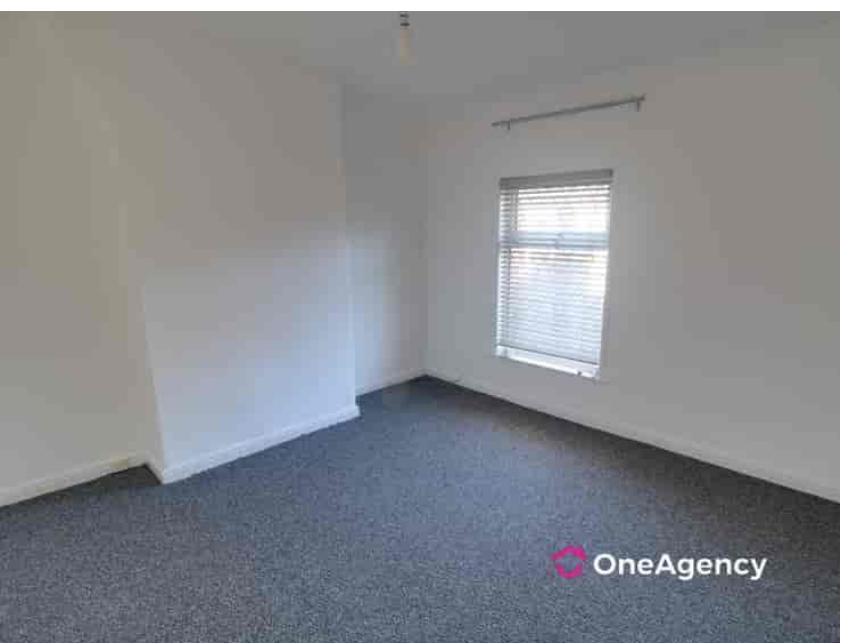
Rear yard.

### 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.



### Kitchen / Diner

Double glazed window to the rear, fitted range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, radiator, built in storage area, radiator.

### Rear Lobby

Door to shared accessway, door to rear yard.

### Bathroom

Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin. Double glazed frosted window to the side, heated towel rail.

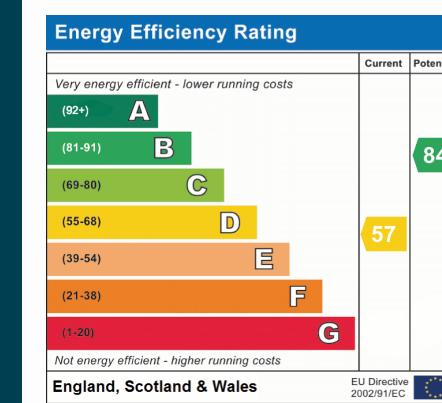
### First Floor

#### Bedroom 1

3.65m x 3.92m (12' 0" x 12' 10") Double glazed window to the front, radiator, access to loft.

#### Bedroom 2

3.74m x 2.95m (12' 3" x 9' 8") Double glazed window to the rear, radiator. Walk in storage area with wall mounted boiler.



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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.