



Frank Street, Stoke

 **OneAgency**

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# Offers in Excess of £75,000

A mid-terrace house offering excellent potential for modernisation and improvement, situated in a highly convenient location with easy access to Stoke Railway Station, the Royal Stoke University Hospital and the A500 link road. The property is considered ideal for landlords or buyers seeking a project with scope to add value. Offered to the market with no onward chain.





### Entrance Hallway

### Sitting Room

3.14m x 3.03m (10' 4" x 9' 11") Double glazed window to the front.

### Living Room

3.60m x 4.12m (11' 10" x 13' 6") Under stairs storage area, window to rear.

### Kitchen

2.54m x 1.82m (8' 4" x 6' 0") Stainless steel sink and drainer unit with mixer tap, fitted kitchen units, window to side.

### Rear Lobby

Door to yard, airing cupboard.

### Bathroom

Double glazed frosted window to the side, panelled bath, WC and hand wash basin.

### Bedroom

3.16m x 3.73m plus wardrobe space (10' 4" x 12' 3") Double glazed window to front.

### Bedroom

3.59m x 4.12m (11' 9" x 13' 6") Double glazed window to rear, built in storage area, access to loft.

### Outside

Rear Yard.

### Agents Notes

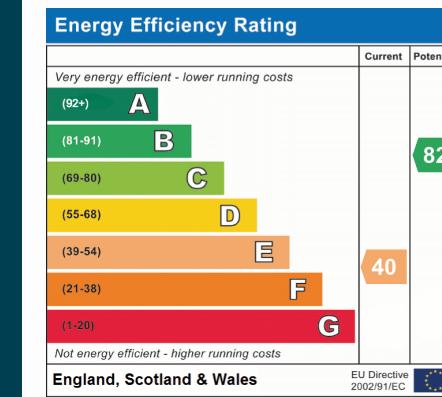
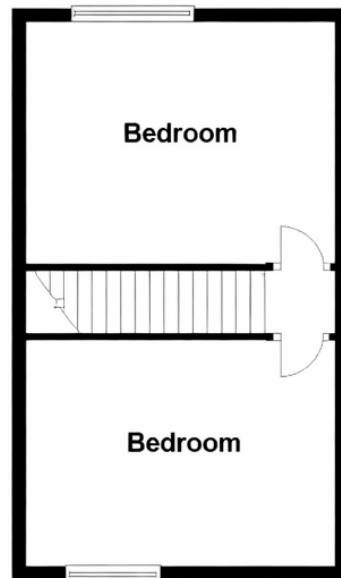
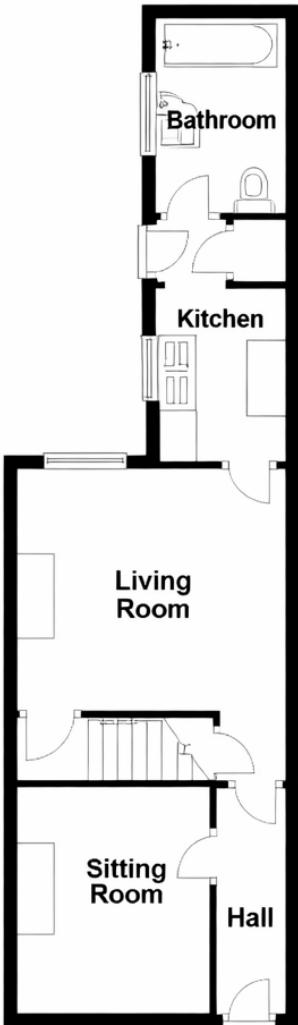
Stoke-on-Trent Council Tax Band A

Please note the sale is subject to the grant of probate which has already been applied for.

### 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.





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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.