



Hartshill Road,
Hartshill



OneAgency

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Offers in Region of £265,000

A grade II Listed Building situated in the highly sought after location of Hartshill. The property is within walking distance to Royal Stoke University Hospital and has undergone renovations in the last few years. A spacious property benefitting from two reception rooms, ground floor bathroom and first floor shower room. An ideal first time buy, upsize or investment opportunity for a landlord with a tenant in situ. One of a row of nine Gothic Revival Cottages; commissioned in 1859 by Industrial Pioneer Colin Minton Campbell for select pottery workers. It was designed by an Architect called George Gilbert Scott. Viewing is highly advised!



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Ground Floor

Porch

Entered through the front door and vinyl flooring.

Hall

Door, under stairs storage, radiator and vinyl flooring.

Lounge

4.16m x 3.98m (13' 8" x 13' 1") A window to the front, radiator and carpet flooring.

Dining Room

3.90m x 3.61m (12' 10" x 11' 10") A box bay window to the side, radiator and carpet flooring.

Kitchen

4.82m x 3.12m (15' 10" x 10' 3") A range of wall and base units with worktops, sink basin with mixer tap, integral oven with gas hob and extractor hood over, integral fridge/freezer, dishwasher and washing machine, two windows, radiator and vinyl flooring.

Bathroom

2.17m x 2.14m (7' 1" x 7' 0") A white suite with bath, vanity hand wash basin, low level W/C, part tiled walls, towel radiator, window, storage space and vinyl flooring.

First Floor

Bedroom One

3.93m x 2.91m (12' 11" x 9' 7") A window to the rear, radiator and carpet flooring.

Bedroom Two

4.20m x 2.10m (13' 9" x 6' 11") A window to the front, radiator and carpet flooring.

Bedroom Three

2.87m x 2.24m (9' 5" x 7' 4") A window to the front, radiator and carpet flooring.

Shower Room

1.91m x 1.37m (6' 3" x 4' 6") A white suite with walk in shower, vanity hand wash basin, low level W/C, towel radiator, window and vinyl flooring.

External

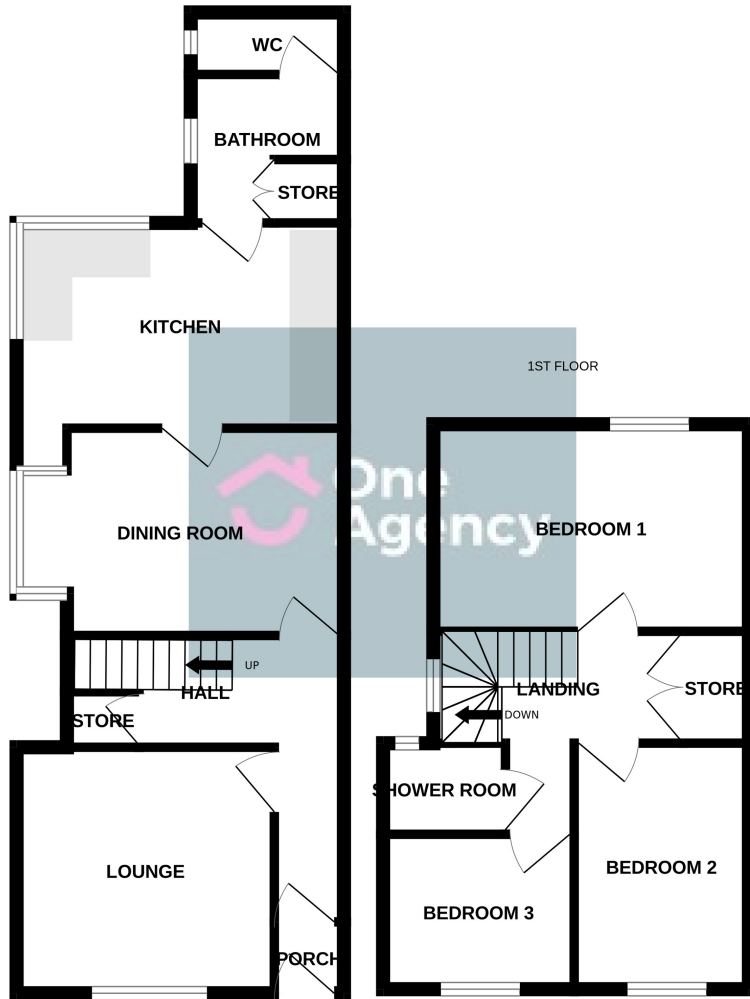
Front - A paved courtyard.

Rear - A paved yard to the rear, storage shed and gated access.

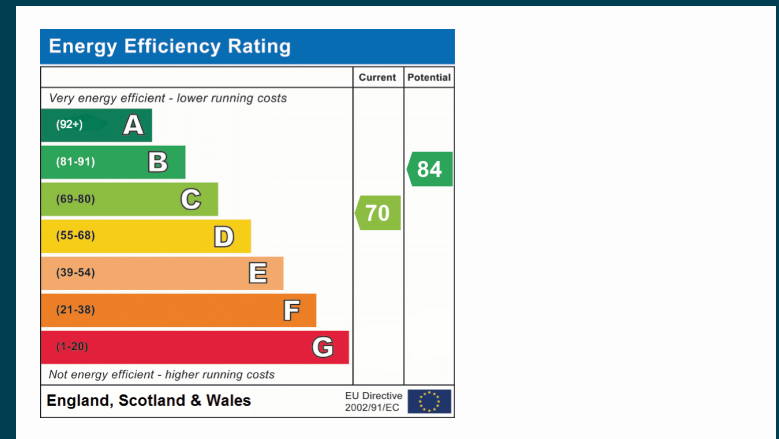
AGENTS NOTES

The council tax band is B. The local authority is Stoke-on-Trent.

GROUND FLOOR



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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