



Boundary Street,
Hanley



01782 970222

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£140,000

An immaculately presented townhouse in the convenient location of Hanley with the town just walking distance away. The property benefits from impressive accommodation including lounge with log burner and french doors, modern fitted kitchen & bathroom and garden with plenty of storage sheds and a summerhouse. An ideal first time buy or investment opportunity. The property is nearby to amenities such as Festival Park, commuter links such as A50, A500 & M6 and schools. Viewing is highly advised! No Chain!





Ground Floor

Hall

Composite front door and vinyl flooring.

Lounge

5.82m x 2.95m (19' 1" x 9' 8") French doors to the rear garden, log burner, double glazed window, radiator and vinyl flooring.

Dining Room

2.83m x 2.71m (9' 3" x 8' 11") A double glazed window, radiator and vinyl flooring.

Kitchen

2.69m x 2.67m (8' 10" x 8' 9") A range of wall and base units with worktops, sink basin with mixer tap, integral oven and gas hob with extractor hood over, plumbing for a washing machine, double glazed window, UPVC door to the garden, radiator and vinyl flooring.

Storage

Space for a dryer, radiator and access to garden.

First Floor

Bedroom One

3.80m x 2.81m (12' 6" x 9' 3") A double glazed window, radiator and carpet flooring.

Bedroom Two

2.84m x 2.17m (9' 4" x 7' 1") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.15m x 2.12m (7' 1" x 6' 11") A double glazed window, radiator and carpet flooring.

Bathroom

2.74m x 1.75m (9' 0" x 5' 9") A white suite with bath and overhead shower unit, hand wash basin, low level W/C, chrome towel radiator, double glazed windows and vinyl flooring.

External

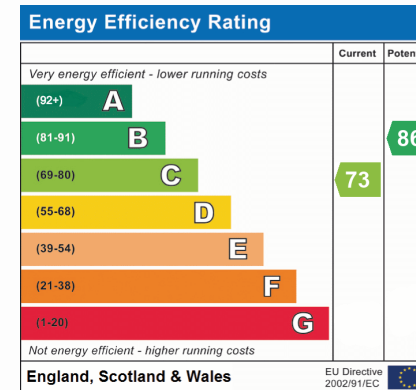
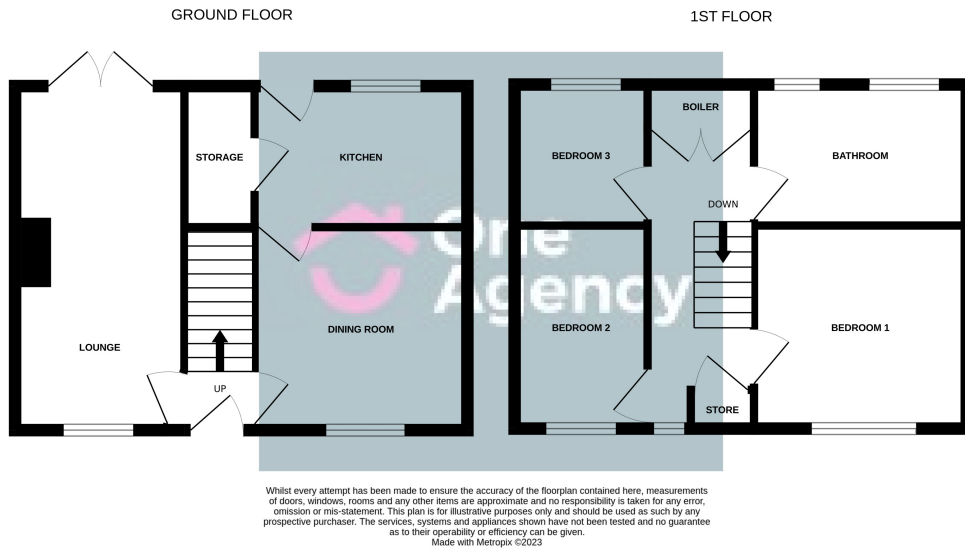
Front - A forecourt with gated access and paved patio and artificial grass.

Rear - An indian stone patio area, artificial grass, array of sheds and a summerhouse.

AGENTS NOTES

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





OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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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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