



Springfields Road,  
Stoke-on-Trent ST4 6RU



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Region of £120,000

A three bedroom end town house within close proximity to Royal Stoke Hospital. An ideal buy to let opportunity with a tenant currently in situ paying £7,020 per annum.





## Ground Floor

### Hallway

Entered through a UPVC front door, radiator and vinyl flooring.

### Lounge

3.61m x 3.54m (11' 10" x 11' 7") A double glazed window to the front, radiator and vinyl flooring.

### Kitchen

3.66m x 2.66m (12' 0" x 8' 9") A range of wall and base units with worktops, space for a freestanding cooker, plumbing for a washing machine, space for a fridge/freezer, double glazed window, storage cupboard, boiler to the wall and vinyl flooring.

### Dining Room

3.72m x 2.65m (12' 2" x 8' 8") A double glazed window to the rear, radiator and laminate flooring.

### First Floor

#### Bedroom One

3.62m x 3.20m (11' 11" x 10' 6") A double glazed window to the front, storage cupboard, radiator and carpet flooring.

#### Bedroom Two

3.21m x 3.09m (10' 6" x 10' 2") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.

#### Bedroom Three

2.82m x 2.23m (9' 3" x 7' 4") A double glazed window to the front, storage cupboard, radiator and carpet flooring.

#### Bathroom

2.22m x 1.70m (7' 3" x 5' 7") A white suite with bath, pedestal hand wash basin, low level w/c, double glazed window, radiator, tiled walls and vinyl flooring.

#### External

Front - A paved path leading to the front door and lawned area.

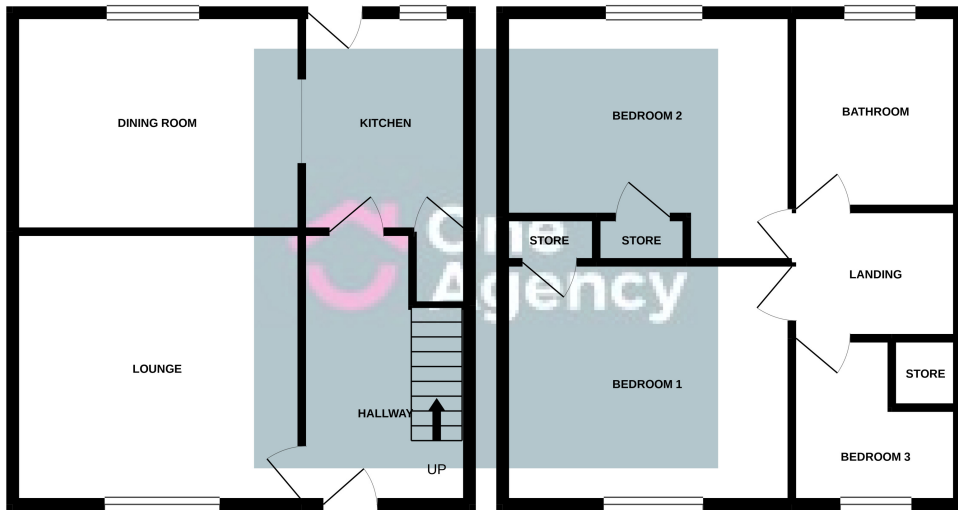
Rear - A pebbled area, lawned section and fenced borders.

#### AGENTS NOTES

There is currently a tenant in situ paying £585 pcm and this agreement expires on 22/06/2021 and will continue on a rolling contract. The property is to be sold with the tenant in situ.

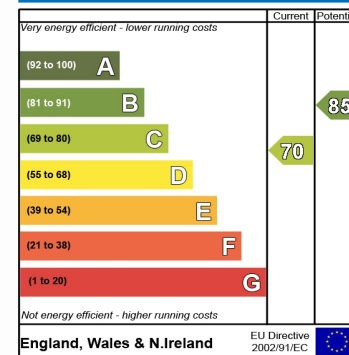
GROUND FLOOR

1ST 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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### Energy Efficiency Rating



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

01782 970222

hello@oneagencygroup.co.uk

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