



Pebble Mill Street,
Festival Park

 **OneAgency**

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £150,000

Situated in a unique position overlooking Festival Park Marina, this mid-town house offers attractive views alongside a convenient location. The property is within easy walking distance of a range of local amenities, including a cinema, restaurants, supermarkets and high street stores, making it well suited to everyday living. The accommodation comprises a kitchen and lounge to the ground floor. To the first floor are two bedrooms and a bathroom. Externally, the property benefits from gardens to both the front and rear, as well as an allocated parking space. An ideal opportunity for first-time buyers or investors, viewing is recommended.





Lounge

Stairs to first floor, door to front, two radiators, double glazed window to the front, access to front garden and views directly over the Marina.

Kitchen

Double glazed window to the rear, fitted range of wall, base and drawer storage units, plumbing for washing machine, fitted oven and hob with extractor above, radiator, part tiled walls, tiled floor, wall mounted Worcester boiler.

Landing

Access to loft.

Bedroom 1

Double glazed window to the front, radiator, overlooking the Marina.

Bedroom 2

Double glazed window to the rear, radiator.

Bathroom

Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator, tiled walls, sun tunnel providing natural light.

Outside

Gardens to the front and rear with useful outbuilding.

Allocated parking space.

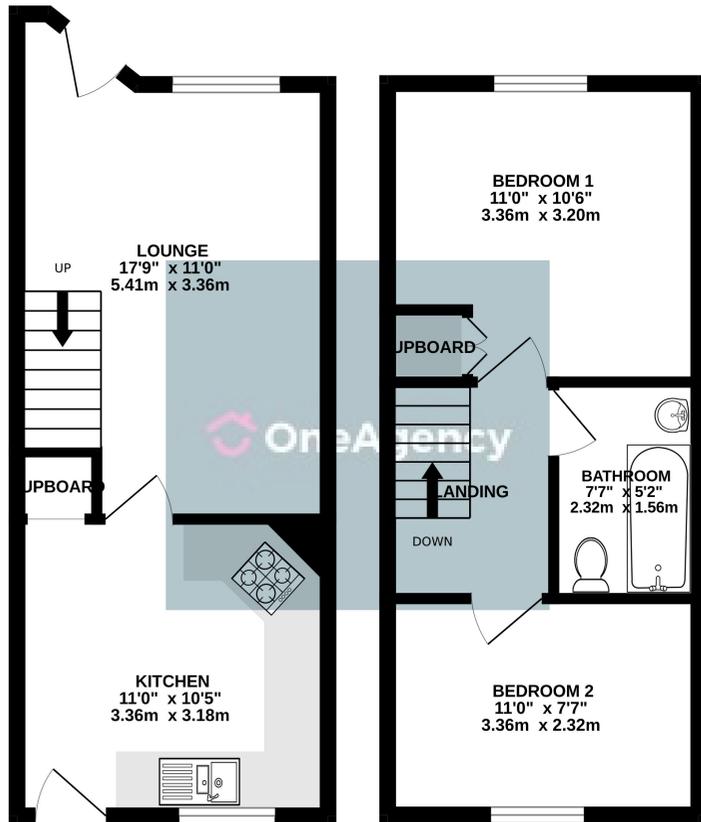
Agents Notes

Stoke-on-Trent Council Tax Band B

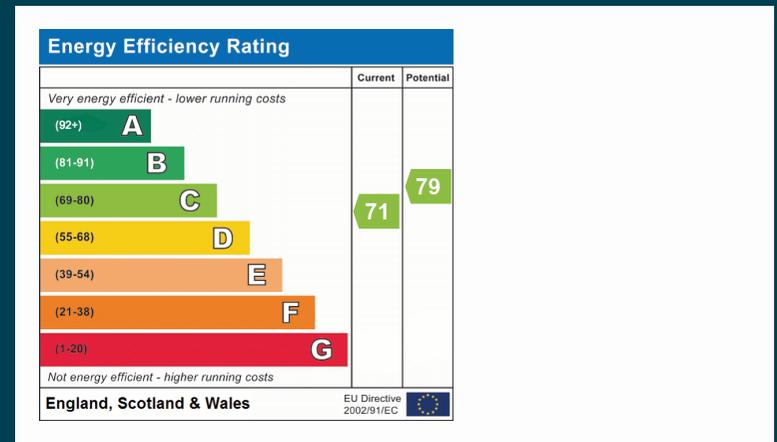
Important Notice

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.





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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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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