



Hartshill Road,  
Hartshill



**OneAgency**

01782 970222

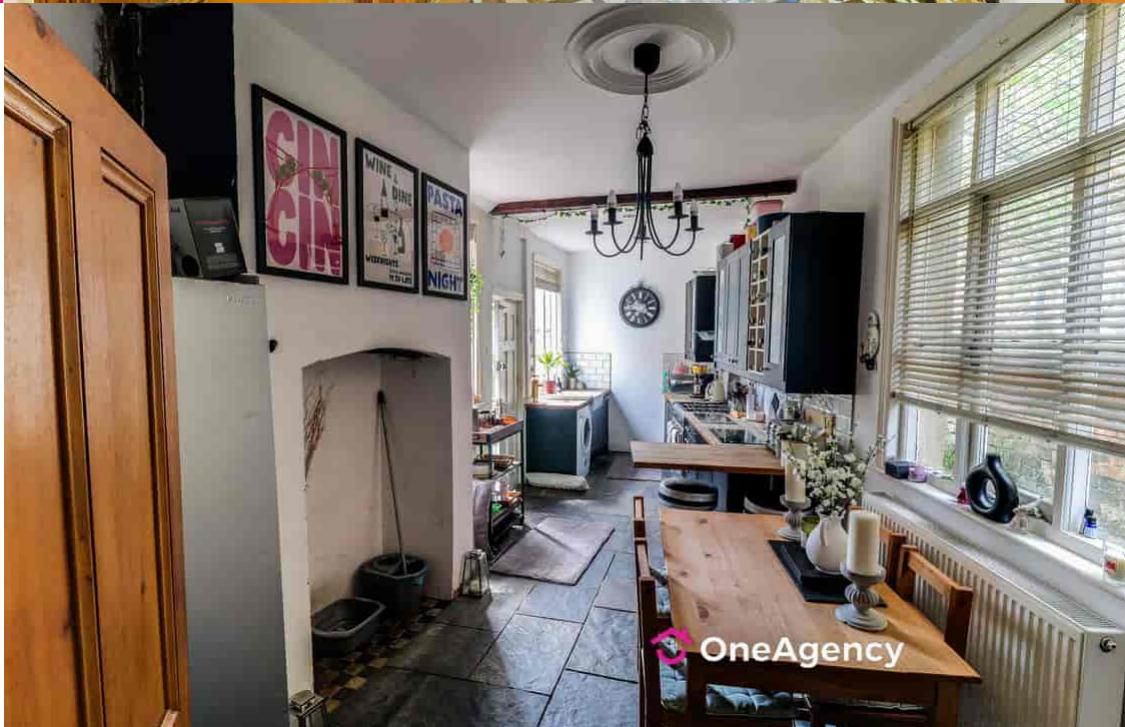
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# £230,000

A period end town house providing spacious living accommodation, with many original features. The property is located in the popular area of Hartshill and is conveniently located for Royal Stoke University Hospital, Newcastle-under-Lyme town centre and access into Hanley city centre. The property benefits from an imposing hallway, two reception rooms, a spacious kitchen/diner with first floor bathroom, three bedrooms and a useful loft area. Viewing of this property is highly recommended.





#### Entrance Hallway

Stairs to the first floor, radiator, feature tiled floor, door and window to the front.

#### Sitting Room

Window to the front, radiator, window seat, log burner.

#### Dining Room

Window and door to rear, feature fireplace, radiator.

#### Kitchen / Diner

Windows to sides, door to side, fitted with a range of wall, base and drawer storage units, extractor fan, sink with mixer tap, part tiled walls, tiled floor, radiator, understairs storage.

#### Landing

Stairs to the second floor.

#### Bedroom One

Window to the front, radiator.

#### Bedroom Two

Window to the rear, radiator, feature fireplace.

#### Bedroom Three

Window to the rear, radiator.

#### Bathroom

Bathroom suite comprising of panelled bath, hand wash basin, WC and separate shower cubicle. Heated towel rail, part tiled walls.

#### Second Floor

Useful loft area with windows to the rear.

#### Outside

Rear garden area with patio and seating area. Large brick built store to the rear. Small garden area to the front.

#### Agents Notes

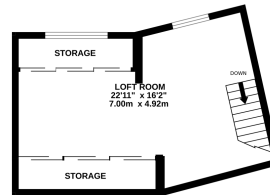
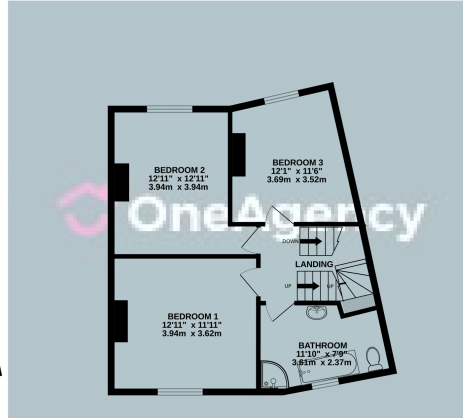
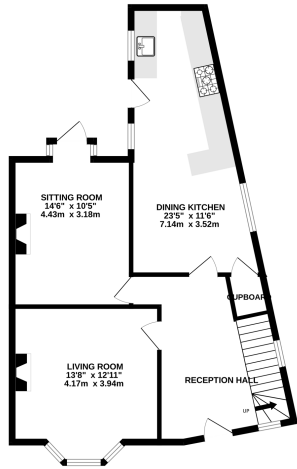
Stoke-on-Trent Council Band C



GROUND FLOOR

1ST FLOOR

2ND 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.  
Made with Metropix 62025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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