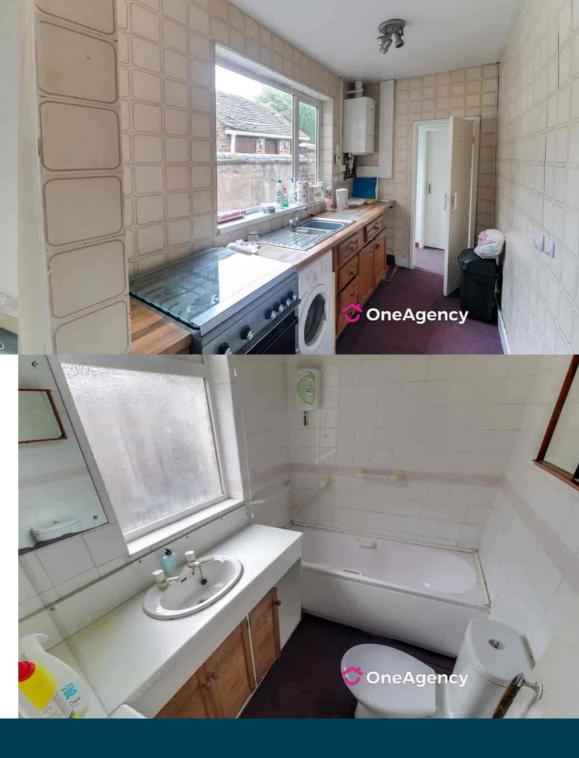




£85,000

Mid terrace house situated in a popular location, close to Hanley City Centre. The property is in need of improvement but is considered an ideal first time buy or buy to let opportunity. NO CHAIN







## Sitting Room

Double glazed window to front, radiator.

## Living Room

Under stairs storage area, radiator, double glazed window to rear.

#### Kitchen

Double glazed window to the side, wall mounted Worcester boiler, fitted kitchen units, stainless steel sink and drainer unit with mixer tap.

## Rear Lobby

Door to side.

#### Bathroom

Double glazed frosted window to the side, bathroom suite comprising of panel bath, WC and hand wash basin, radiator.

#### Bedroom 1

Double glazed window to front, fitted wardrobes, radiator

### Bedroom 2

Double glazed window to rear, built-in store with access to loft.

#### Outside

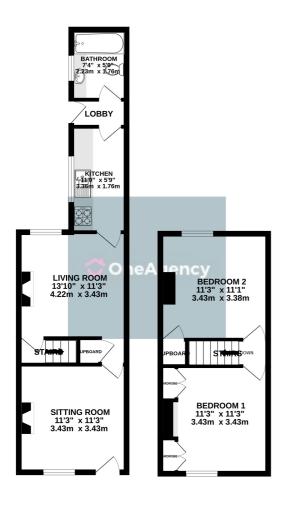
Rear yard area with outbuilding, further garden area with store.

## Agents Notes

We understand the sale is subject to a grant of probate, please contact us for more information.

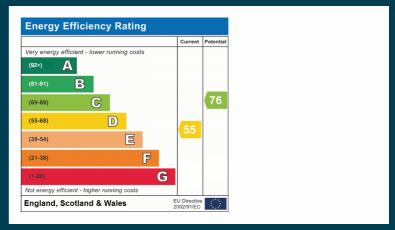
Stoke-on-Trent Council Tax Band A

GROUND FLOOR 1ST FLOOR



writing every attempt has been induce to essure the accuracy of use indopen localisative lettle, indead-uniterate of doors, windows, nooms and any other tems are approximate and no responsibility to 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 Metoport, 60/265









# OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ 01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.