



Woolrich Street,  
Middleport



**OneAgency**

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# Offers in Excess of £70,000

A three bedroom mid terraced property in Middleport. The property benefits from an open plan reception room, ground floor bathroom and three good sized bedrooms. The rear yard is paved with gated access. An ideal first time buy or investment opportunity. Viewing is highly advised. No Chain!



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## Ground Floor

### Hallway

Front door, radiator and tiled flooring.

### Reception Room

8.23m x 3.17m (27' 0" x 10' 5") A double glazed window to the front and rear, radiator and carpet flooring.

### Kitchen

3.88m x 3.17m (12' 9" x 10' 5") A range of wall and base units with worktops, integral oven and gas hob, plumbing for a washing machine, boiler to the wall, under stairs storage, double glazed window and vinyl flooring.

### Bathroom

2.42m x 2.20m (7' 11" x 7' 3") A bath, pedestal hand wash basin, low level W/C, double glazed window, radiator and tiled flooring.

## First Floor

### Bedroom One

4.16m x 3.936m (13' 8" x 12' 11") A double glazed window, radiator and carpet flooring.

### Bedroom Two

4.13m x 2.35m (13' 7" x 7' 9") A double glazed window, radiator and carpet flooring.

### Bedroom Three

3.76m x 2.47m (12' 4" x 8' 1") A double glazed window, radiator and carpet flooring.

### External

A paved yard with gated access.

### AGENTS NOTES

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





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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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