



Hazelhurst Street,
Hanley



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £100,000

NEW GLOW WORM BOILER FITTED IN KITCHEN A fore-courted mid terraced house in the convenient location of Hanley within walking distance to the City Centre. The property benefits from a kitchen with french doors, first floor bathroom and good sized rear yard with gated access. An ideal first time buy or buy to let investment. Located close to amenities, bus routes and commuter links. Viewing is highly advised!





Ground Floor

Hall

UPVC front door, stylish radiator and carpet flooring.

Lounge

3.94m x 3.01m (12' 11" x 9' 11") A double glazed window, radiator and carpet flooring.

Kitchen

3.01m x 2.56m (9' 11" x 8' 5") A range of wall and base units with worktops, sink basin with mixer tap, space for a cooker, fridge/freezer, integral dishwasher, under stairs storage, radiator and vinyl flooring.

Guest W/C

A low level W/C, chrome towel radiator, double glazed window, chrome towel radiator and vinyl flooring.

Rear Porch

2.12m x 0.94m (6' 11" x 3' 1") Plumbing for a washing machine, french doors to the garden and tiled flooring.



First Floor

Bedroom One

4.01m x 3.04m (13' 2" x 10' 0") A double glazed window, storage, radiator and carpet flooring.

Bedroom Two

2.63m x 2.11m (8' 8" x 6' 11") A double glazed window, radiator and carpet flooring.

Shower Room

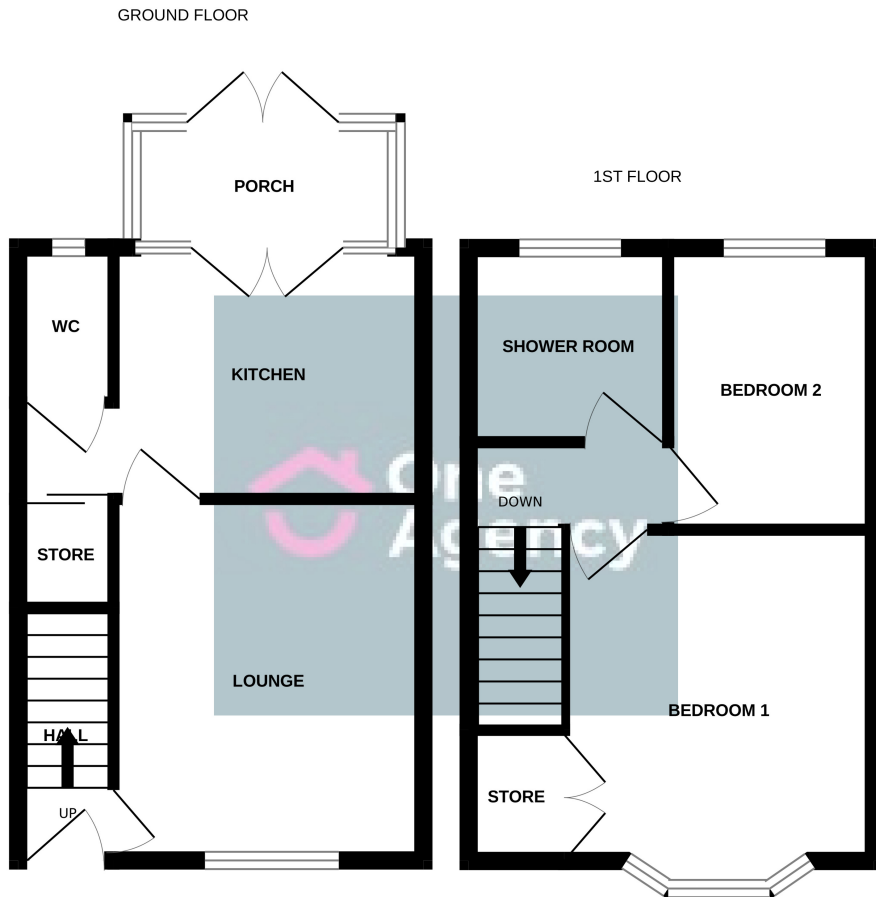
1.86m x 1.65m (6' 1" x 5' 5") A walk in shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

External

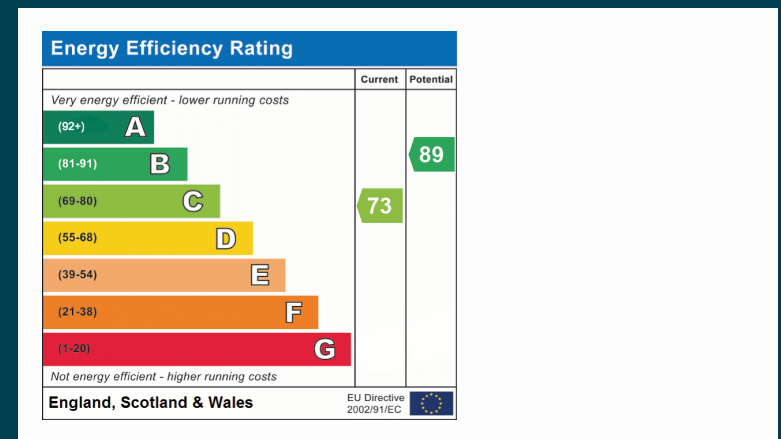
A paved yard to the rear with rockery area and space for a shed with gated access and brick wall borders.

AGENTS NOTES

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



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 ©2024



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.