



Homer Street,
Hanley



OneAgency

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Offers in Excess of £70,000

A two bedroom mid terraced property in the popular location of Hanley in need of some modernisation. The property benefits from an open plan reception room, first floor shower room and loft space with velux window. The property is within walking distance to Hanley City Centre and Festival Park. Great access to commuter links from Hanley Bus Station and A50. Close to amenities and schools! Ideal for both first time buyers or investors. No Onward Chain!



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Ground Floor

Hall

Front door, radiator and tiled flooring.

Reception Room

8.28m x 3.46m (27' 2" x 11' 4") Open plan reception room with a window to the front and rear, gas fireplace, under stairs storage, radiator and carpet flooring.

Kitchen

3.65m x 2.06m (12' 0" x 6' 9") A range of wall and base units with worktops, sink basin, space for a cooker, plumbing for a washing machine, boiler to the wall, window and tiled flooring.

Bathroom

2.09m x 1.75m (6' 10" x 5' 9") A bath unit, low level W/C, window, radiator and carpet flooring.

First Floor

Bedroom One

3.47m x 2.98m (11' 5" x 9' 9") A window to the rear, radiator and carpet flooring.

Bedroom Two

3.01m x 2.49m (9' 11" x 8' 2") A window to the front, fitted wardrobes, radiator and carpet flooring.

Shower Room

1.67m x 1.59m (5' 6" x 5' 3") A walk in shower, low level W/C, storage cupboard and vinyl flooring.

Second Floor

Storage/Loft Space

5.51m x 3.47m (18' 1" x 11' 5") Wooden stair access, velux window and carpet flooring.

External

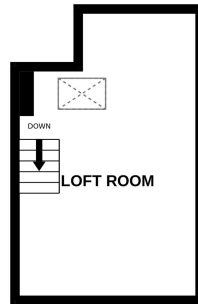
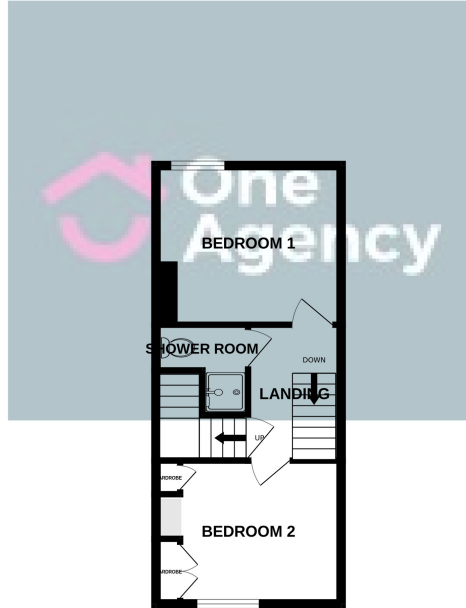
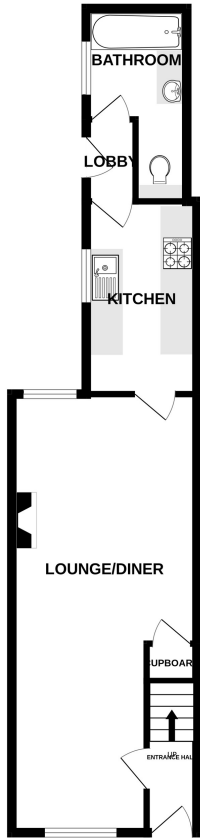
A paved yard to the rear with gated access.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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