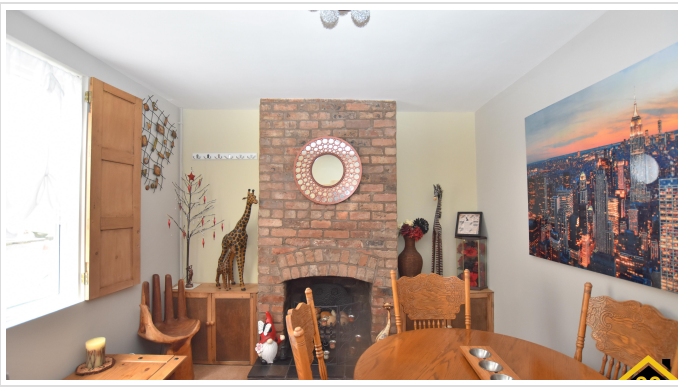


2 Bed Terraced In Kirk Street Smallthorne, Stoke-On-Trent, ST6 1LG £110,000





## SHORT DESCRIPTION

Property Ref: 1825 Description; Super two bedroom terrace house, with two reception rooms, and immaculately Presented throughout. With no expense spared. And with some super features including stripped pine doors and window shutters to all main rooms Truly a Must See Opportunity. The property also benefits from Double Glazing and Gas Central Heating. VIDEO TOUR ALSO AVAILABLE ON REQUEST Ideal Opportunity for a First Time Buyer, or Buy To Let Investor. Located in the well established residential area in the heart of Smallthorne, Stoke- On-Trent. ACCOMMODATION; Ground Floor; Dining Room; 11 ft 7 x 9 ft 10. Feature fire place Lounge; 11 ft 7 x 11 ft Feature fire place Kitchen; 13 ft x 6 ft Modern kitchen, with ample storage space Side door for access to rear patio. Bathroom; 7 ft x 6 ft 7. Conveniently located for easy access from the living areas. With storage, and the space to add shower area in addition the the existing bath. 1st Floor; Bedroom 1. 11 ft 10 x 10 ft Overlooking the rear, gas boiler. Potential for the addition of an E-suite Bedroom 2; 11 ft 10 x 10 ft Overlooking the front. Outside; A lovely patio area, with pedestrian access. Perfect for enjoying drinks or barbecue. LOCATION; Smallthorne is a charming suburb of Stoke offering a range of amenities and a wonderful blend of urban convenience and rural charm, making it a perfect place to call home Don` t miss out on the opportunity to make this lovely terrace property your own. Property Type: Terraced Full selling price: £110000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: A EPC rating: C Measurement:698 sq.ft. Outside Space: Patio Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

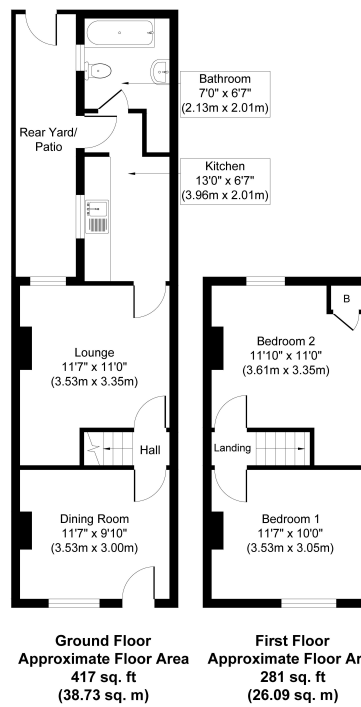
Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. This service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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