

1 Bed Bungalow In Kinver Street Smallthorne, Stoke-On-Trent, ST6 1JZ £90,000





## **SHORT DESCRIPTION**

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Property Ref: 2973 Description; Super one bedroom end terraced bungalow. Immaculately Presented throughout. The property also benefits from Double Glazing and Gas Central Heating. Truly a Must See Opportunity. 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; Lounge; 14 ft 3 x 10 ft 10. Feature fire place Inner Hallway; Storage cupboard also housing the Baxi Boiler Bedroom; 11 ft 6 x 8 ft 10 With storage cupboard Kitchen; 11 ft 7 x 7 ft 6 Bathroom; 8 ft 5 x 5 ft 8 Conveniently located for easy access from the living areas. Outside; A lovely spacious private patio area, with pedestrian access from the side. Perfect for enjoying drinks or a barbecue. Also a garden shed. 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 the perfect place to call home Don` t miss out on the opportunity to make this lovely bungalow your own. Property Type: Bungalow Full selling price: £90000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: A EPC rating: C Measurement: 439 sq.ft. Outside Space: Rear Garden, Patio Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

**1**

**Bed Room(s)**

**1**

**Bath Room(s)**

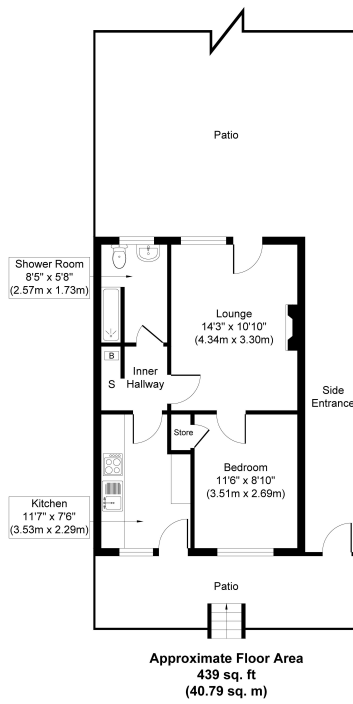
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**Living Room(s)**

## **FLOOR PLAN**

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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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC GRAPH

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

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

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