

25 Carlisle Street, Dresden, Stoke-On-Trent, Staffordshire, ST3 4HA

FOLLWELLS



- Attention Investors
- Vacant Three Bedroom Mid Terraced House
- Quiet and Convenient City District Location
- Potential HMO Property

3



1



2



Offers in Excess of

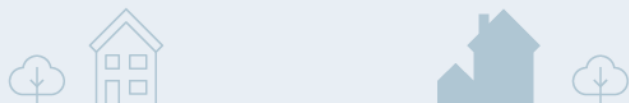
£60,000

follwells.co.uk

email@follwells.co.uk

01782 615530





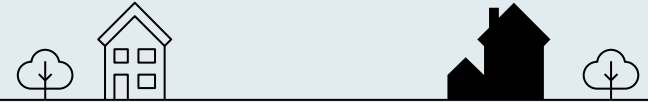
A three bedroom mid terraced house in a block of three. Situated within a quiet backwater location of Dresden, walking distance to Longton Park and various amenities including takeaway restaurants and public houses situated on the street. Located nearby to Longton town which provides a full extensive range of services and is has convenient road access to the A50/A500.

The property offers investment potential either for rental or commercial opportunities subject to change of use, although an owner occupier purchaser cannot be ruled out due to the good sized bedroom accommodation to the first floor.

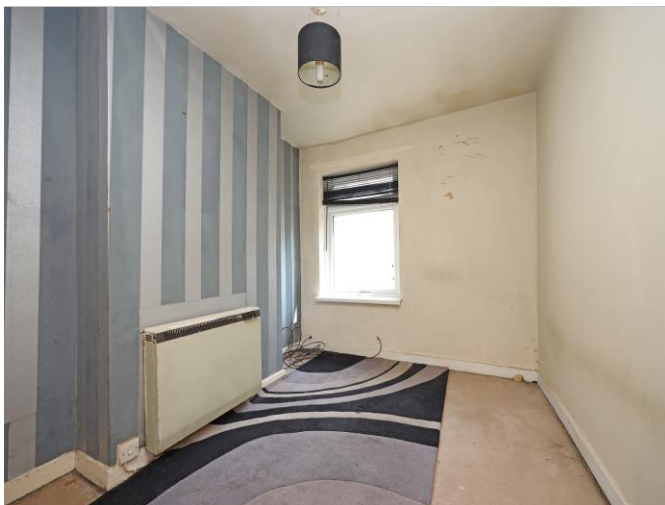
The accommodation briefly comprises of a front reception room having direct access from the road and leading to a second rear reception having access to a cellar and staircase to the first floor. There is a small galley kitchen with basic fit units and sink leading to a rear lobby with rear external access door and hot water cylinder cupboard. To the rear of the lobby there is a small three piece suite bathroom.

A landing area to first floor leads to three good size bedrooms in total having a larger footprint than the downstairs due to a full depth flying freehold over the right hand side passageway of the neighbouring property. This includes a most impressive size main bedroom.





At the rear of the property there is side access leading to a further small rear courtyard area with direct rear access via a pedestrian gate. There is useful large public parking area situated directly to the rear of the property.



## IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - None

Glazing - uPVC

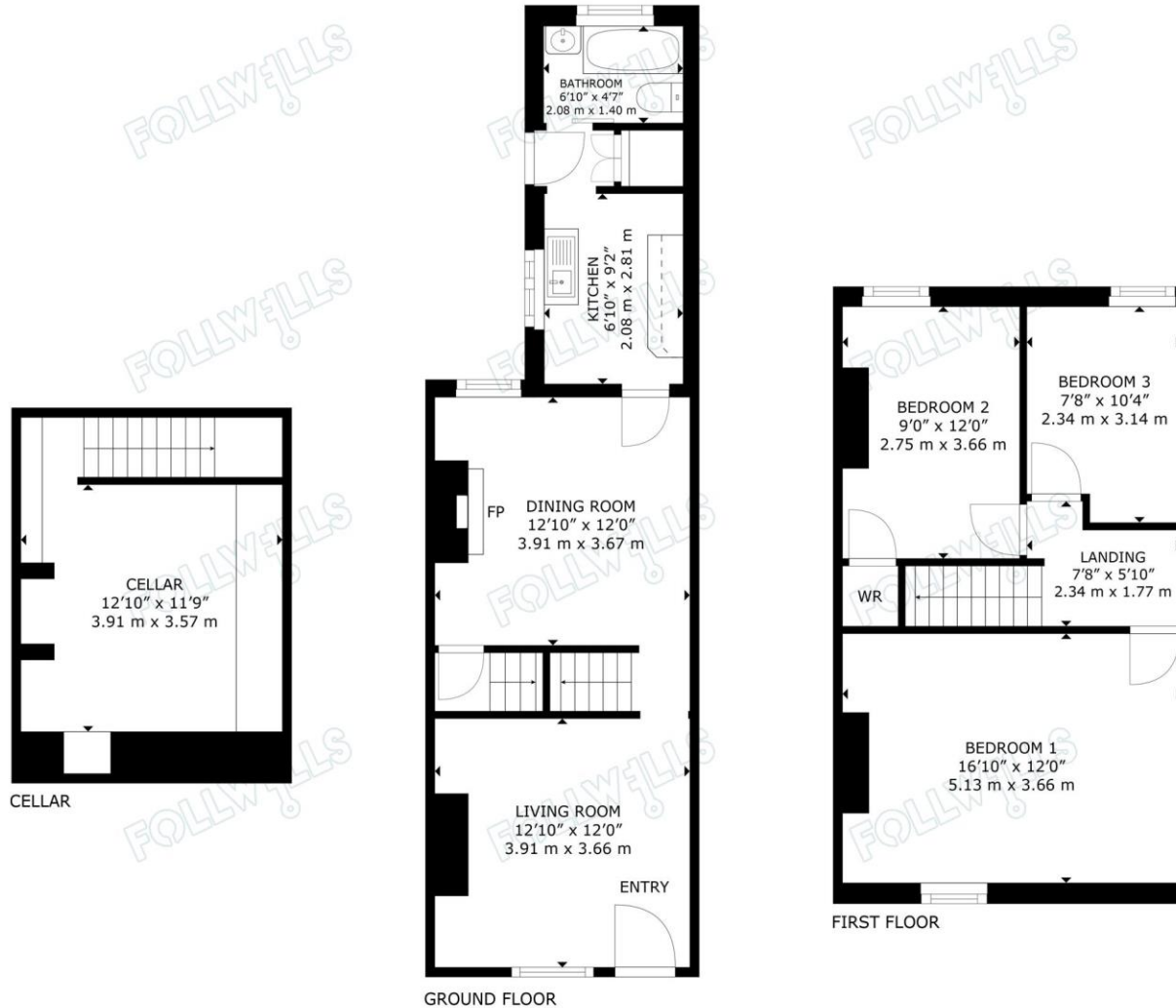
Tenure - Freehold

Council Band 'A'

EPC Rating 'F'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

# FLOORPLAN



GROSS INTERNAL AREA  
TOTAL: 114 m<sup>2</sup>/1,229 sq ft  
CELLAR: 21 m<sup>2</sup>/227 sq ft,  
GROUND FLOOR: 47 m<sup>2</sup>/505 sq ft, FIRST FLOOR : 46 m<sup>2</sup>/497 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

