

8 Flintsham Grove, Hanley, Stoke-On-Trent, Staffordshire, ST1 5QS

FOLLWELLS



- Cash Buyers Only
- Potentially of Interest to a Rental Investor
- Two Bedroom End Town House
- In Need of General Refurbishment
- Close Proximity to City Centre

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Offers in Excess of

£70,000

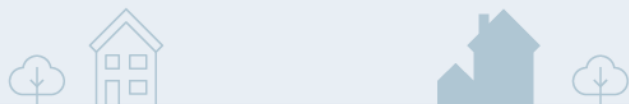
follwells.co.uk

email@follwells.co.uk

01782 615530







A spacious two-bedroom end town house in need of general refurbishment, conveniently located within the City Centre.

THIS PROPERTY IS OFFERED FOR SALE TO CASH BUYERS ONLY DUE TO ITS PROXIMITY TO A NEARBY MINE SHAFT. A copy of a recent mining report is available upon request.

The accommodation provides entrance vestibule with two store cupboards, entrance hallway with staircase, lounge with front facing window and fire surround (gas fire not working). Good size dining kitchen fitted with a range of base and wall units having window and sliding patio door access to the rear. Agents Note: The free-standing cooker will remain as part of the sale.

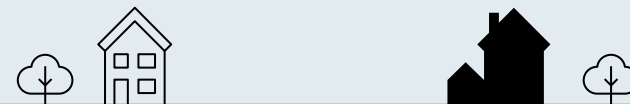
The first floor has a landing area with large airing cupboard housing a replacement central heating boiler. There are two good size bedrooms, the main front facing bedroom has a range of fitted wardrobes/drawer units including a triple set deep wardrobe. There is also a bathroom with three-piece suite.

Externally there is a front garden area and central pathway to door. Enclosed rear garden mainly paved for low maintenance, with garden shed.

The property is vacant and offered for sale with no further upward chain.







Agents Note: Residents' permits are charged at the cost of £38.50 for 12 months, the permit can only be used with the vehicle that it is registered to.



## IMPORTANT INFORMATION

**Services - Mains Connected**

**Central Heating - Gas**

**Glazing - UPVC**

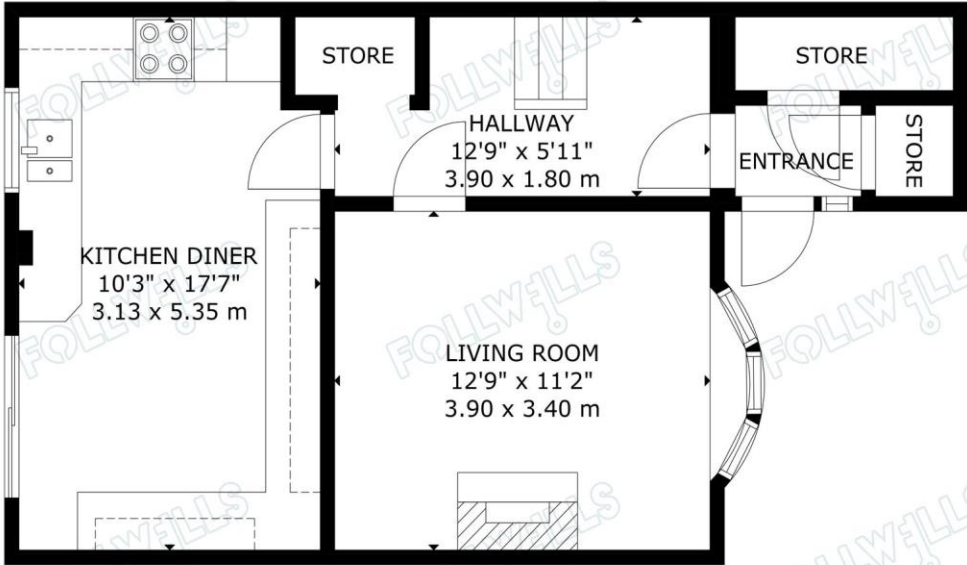
**Tenure - Freehold**

**Council Tax Band 'A'**

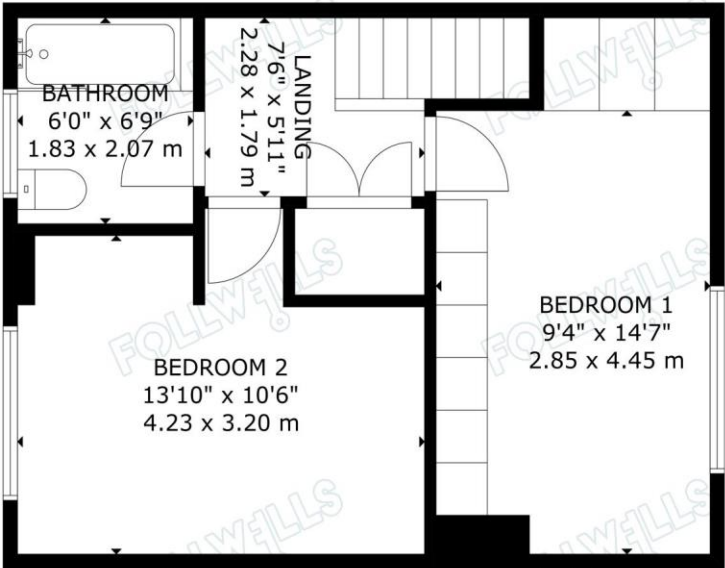
**EPC Rating 'D'**

**Residents Permit available VIA Stoke on Trent Council**

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.



GROUND FLOOR



FIRST FLOOR