34 Watson Street, Hartshill - ST4 7EY

In Excess of **£120,000**

A well maintained, traditional two bedroom mid terraced house situated on a quiet side street within the popular Hartshill district. For a number of years the property has been successfully let out, always in high demand, and remains an excellent buy-to-let opportunity providing a healthy rental yield with similar houses locally renting for figures in excess of £700 per calendar month. The property would also be well suited to a first time buyer having been well maintained by the current owners and ready to move into.

Watson Street is conveniently located within easy reach of Newcastle under Lyme as well as Stoke Town Centre. The Royal Stoke University Hospital is just one mile away. Ample local amenities are available including supermarkets and a number of pubs and bars. Transport links are also very good with Stoke train station less than one mile away.

The property is entered directly into the front reception room with exposed brick chimney and window to the front elevation. A rear reception room is of a similar size and has access to a useful under stairs store cupboard and has a gas fire. Beyond here is a fitted kitchen with integrated oven and hob, plumbing for washing machine and space for a fridge freezer. The rear porch has a door out to the back yard and the bathroom fitted with white suite completes the ground floor accommodation.

To the first floor a central landing provides access to two double bedrooms, one to the front and one to the rear. Outside is an enclosed rear yard which has been paved for low maintenance and has an access gate onto a service lane at the back.
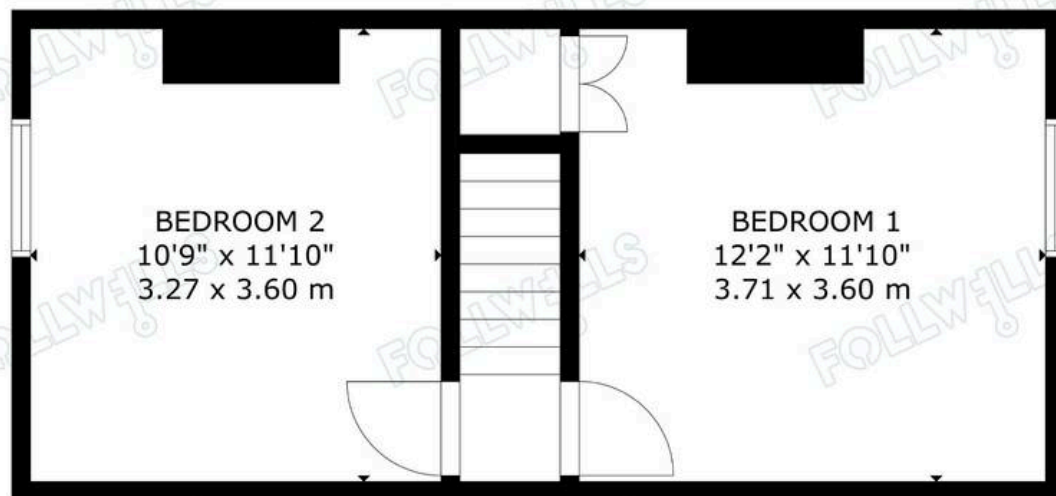
The property is offered with no upward chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

FOLLWELLS

N E S W (compass)

BEDROOM 2
10'9" x 11'10"
3.27 x 3.60 m

BEDROOM 1
12'2" x 11'10"
3.71 x 3.60 m

FIRST FLOOR

DINING ROOM
10'8" x 11'9"
3.26 x 3.58 m

LIVING ROOM
12'1" x 11'9"
3.68 x 3.58 m

KITCHEN
10'7" x 5'7"
3.22 x 1.71 m

BATHROOM
6'9" x 6'3"
2.05 x 1.91 m

GROUND FLOOR

FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 69 m²/750 sq ft
GROUND FLOOR: 40 m²/436 sq ft, FIRST FLOOR: 29 m²/314 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360 PICTURE UK

FOLLWELLS