



61 WADE STREET, STOKE-ON-TRENT, ST6
1HW

£80,000

PUBLIC NOTICE – The vendor has been in receipt of an offer of £78,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

Located on Wade Street in Stoke-On-Trent, this terrace house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a spacious living area that flows seamlessly into a well-sized kitchen, making it an ideal space for both relaxation and entertaining. The kitchen provides ample room for culinary pursuits, and features convenient storage under the stairs, which presents an excellent opportunity to create a pantry or additional storage space.

The house features two generously sized bedrooms, each capable of accommodating double beds. One of the bedrooms features a built-in storage cupboard, providing ample space for your belongings.

Conveniently located on the ground floor, the bathroom is situated at the back of the property, ensuring privacy and ease of access. The garden, while small, is manageable and offers a pleasant outdoor space for enjoying the fresh air. Additionally, there is an extension at the back of the bathroom that presents an opportunity for conversion into a storage room, enhancing the property's utility.

Access to the garden is available from the rear of the house, providing easy entry. This property is ideal for first-time buyers or those seeking a comfortable home in. With its practical layout and potential for personalization, this house on Wade Street is a wonderful opportunity not to be missed.

Council- Stoke-On-Trent City Council
Tenure- Freehold
Council Tax Band- A

Ground Floor

Living Room
9'10" x 10'4" (3.005 x 3.155)





Kitchen
10'10" x 10'4" (3.309 x 3.159)

Bathroom

Outbuilding Room One
5'5" x 3'11" (1.66 x 1.213)

Outbuilding Room Two
2'9" x 3'7" (0.848 x 1.109)

First Floor

Bedroom One
10'3" x 9'11" (3.148 x 3.024)

Bedroom Two
10'4" x 10'10" (3.152 x 3.321)



Floor Plan

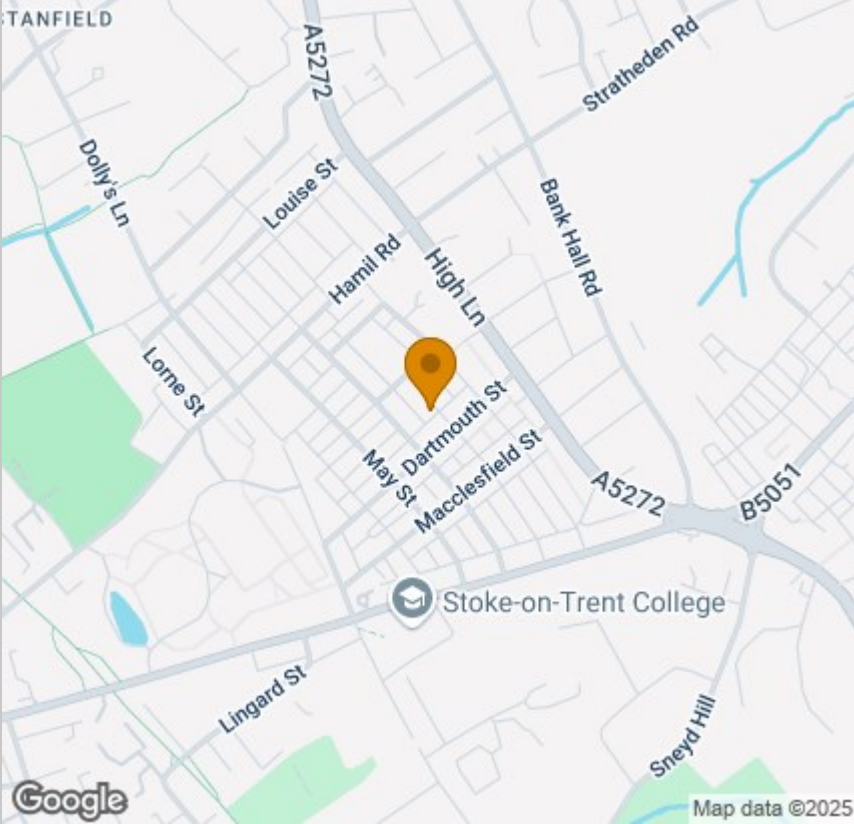


Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



Energy Efficiency Certificate

