



Clare Street
Basford



£115,000

56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



13 Clare Street Basford ST4 6EE

Located in the sought-after residential area of Basford, Stoke-On-Trent, this charming two-bedroom mid terraced house offers a blend of comfort and convenience. Perfectly suited for first-time buyers or investors, this well-maintained property is ideally located close to the Royal Stoke University Hospital, making it an attractive option for those seeking proximity to essential amenities.

Upon entering, you are greeted by two inviting reception rooms. The fitted kitchen is functional and well-equipped, leading to a ground floor bathroom featuring a three-piece suite. Ascending to the first floor, you will find two generously sized double bedrooms. The property also benefits from gas central heating and UPVC double glazing.

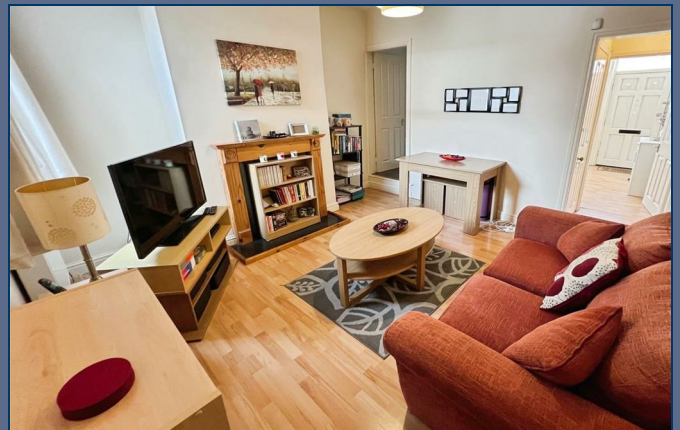
Outside, the rear yard includes a brick-built outdoor storage area, providing additional space for your belongings.

This property presents a fantastic investment opportunity. Viewing is strongly advised to fully appreciate the potential this property has to offer.

Call Stephenson Browne to arrange a viewing.

Council Borough: Stoke On Trent
Council Tax Band A
Tenure Freehold

£115,000



Ground Floor

Dining Room 11'2" x 10'9" (3.420 x 3.298)

Lounge 11'11" x 11'3" (3.649 x 3.432)

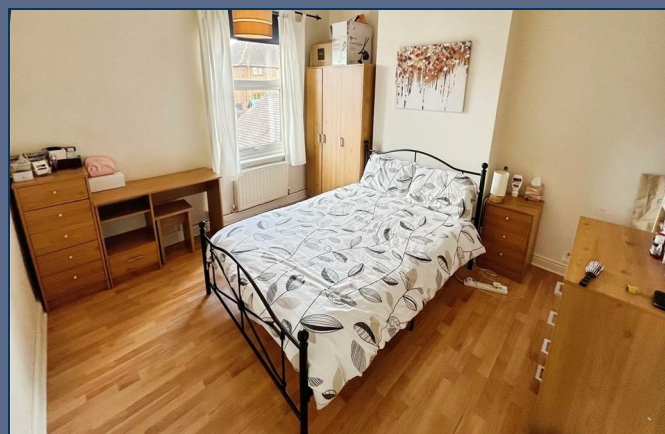
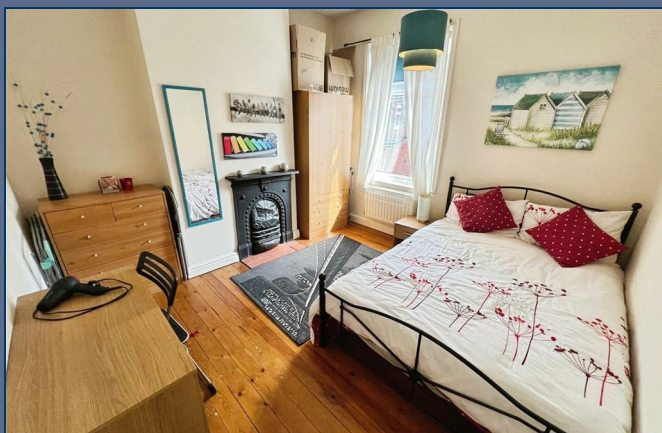
Kitchen 12'9" x 6'4" (3.909 x 1.950)

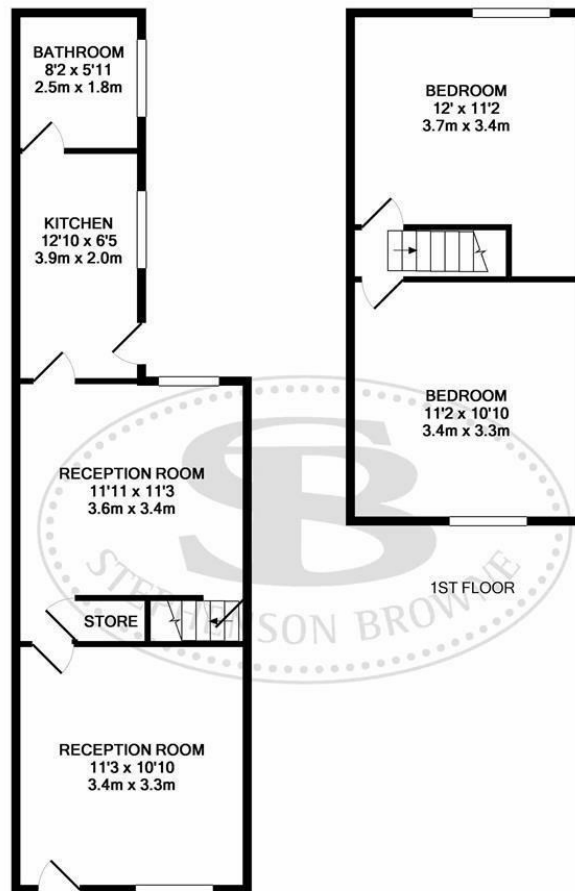
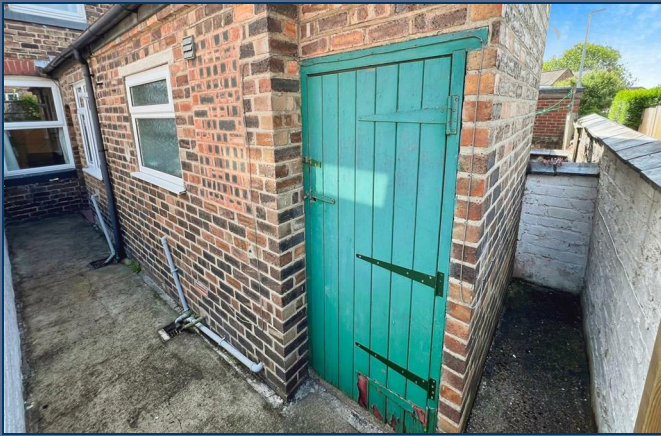
Bathroom 8'2" x 5'10" (2.493 x 1.801)

First Floor

Bedroom One 11'1" x 11'11" (3.401 x 3.651)

Bedroom Two 11'2" x 10'10" (3.420 x 3.316)





GROUND FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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