



**15 Allen Street**

ST4 7NP

**O.I.R.O £125,000**



2



1



2



E



STEPHENSON BROWNE



Welcome to this charming mid-terrace house located on Allen Street in the heart of Stoke-On-Trent.

This lovely property boasts two reception rooms, being currently used as a dining room and lounge, fitted kitchen with a range of wall and base units, ground floor three piece bathroom and two double bedrooms to the first floor.

The house also features a loft conversion on the second floor, creating a cozy snug room that can be used as a peaceful retreat, a playroom for children, or even a home office - the possibilities are endless! The property is very well presented throughout, ensuring that you can move in and make it your own without the need for immediate renovations.

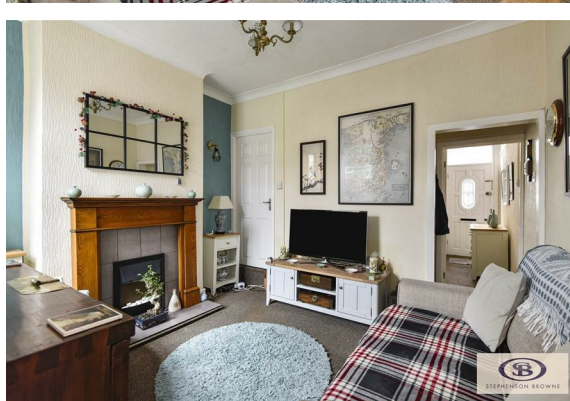
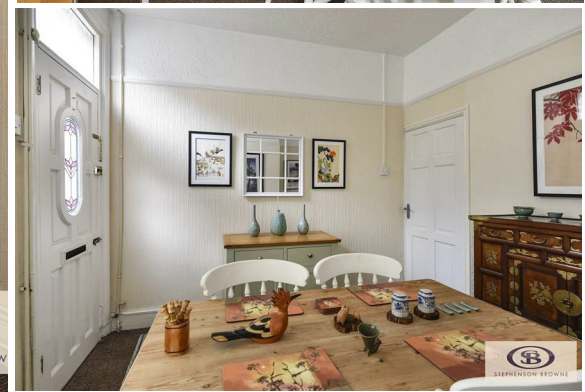
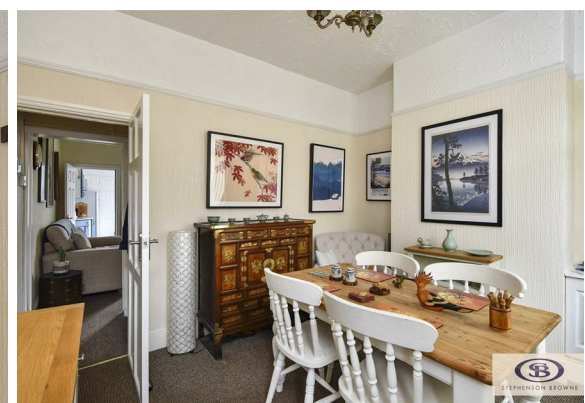
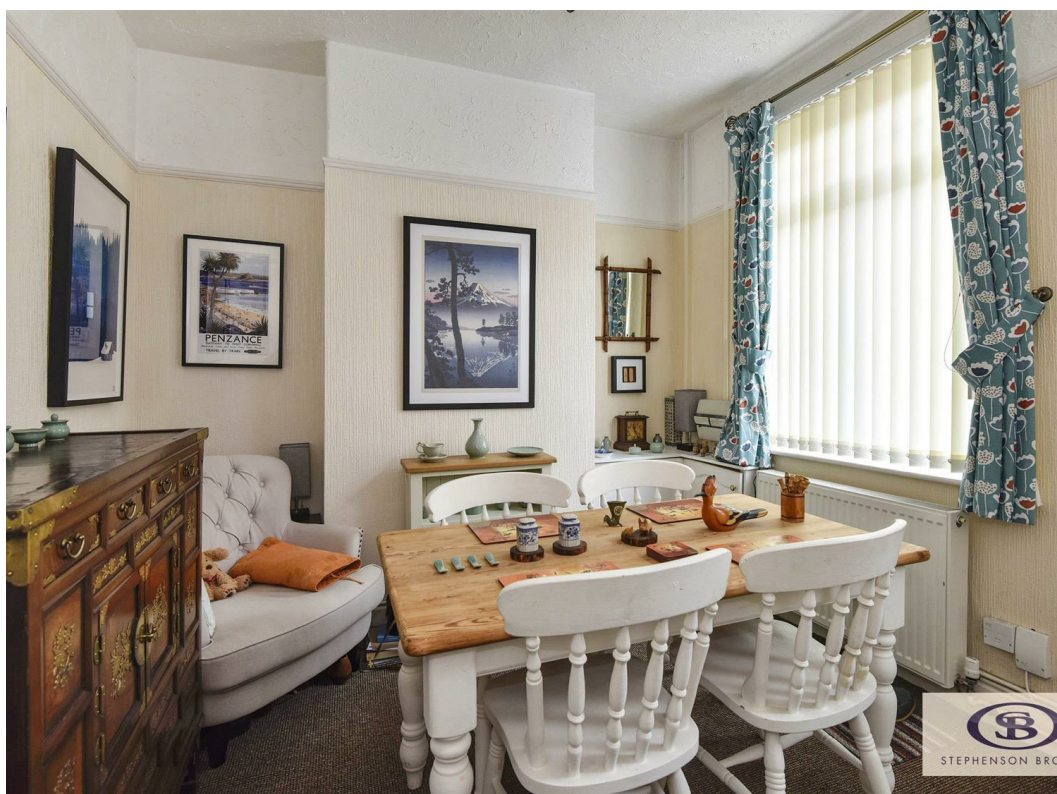
Externally, the property benefits from an enclosed rear yard area.

Don't miss out on the opportunity to own this delightful property in a sought- after neighbourhood in close proximity to the hospital and good access to local amenities, schools, train station and transport links making it an ideal place to call home.

Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful home on Allen Street.

Ideal for First Time Buyers or Investment Purchase!

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





**Ground Floor**

11'4" x 9'9"

**Lounge**

11'5" x 10'0"

**Kitchen**

7'3" x 5'11"

**Bathroom**

5'4" x 5'4"

**First Floor**

**Bedroom One**

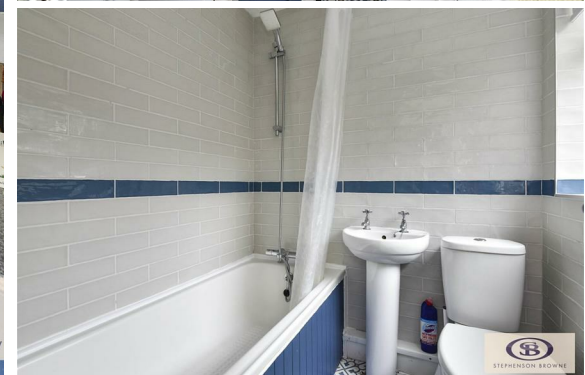
11'4" x 10'0"

**Bedroom Two**

11'4" x 9'7"

**Loft Conversion/ Snug Room**

11'1" x 9'10"



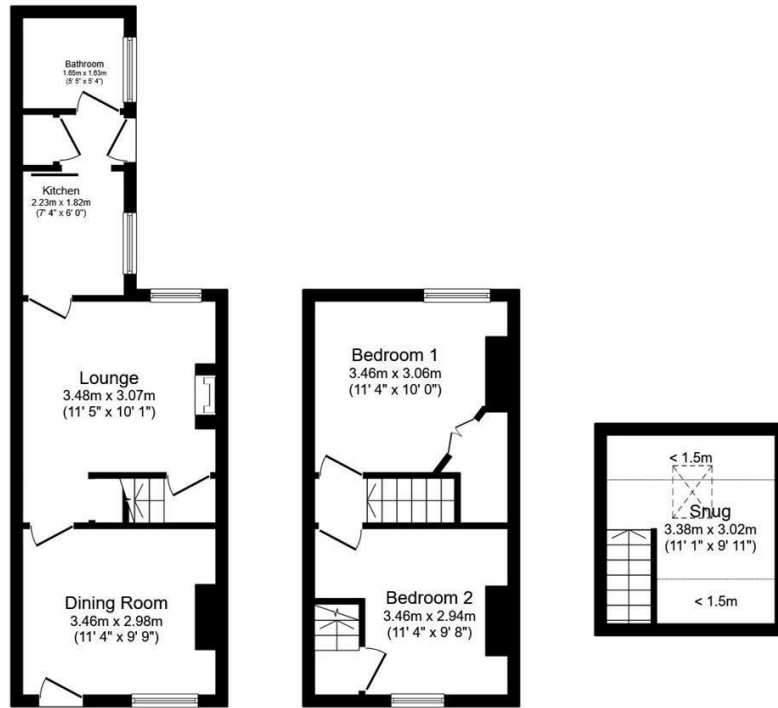


- Mid Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Ground Floor Bathroom
- Loft Conversion Room On Second Floor
- Modern Kitchen
- Well Presented Throughout
- Enclosed Rear Yard
- Ideal First Time Buy or Investment Purchase





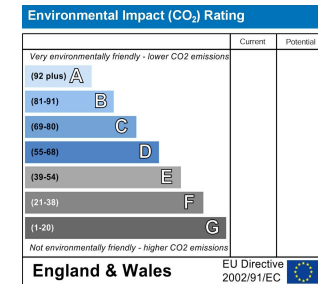
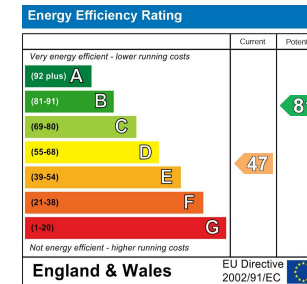
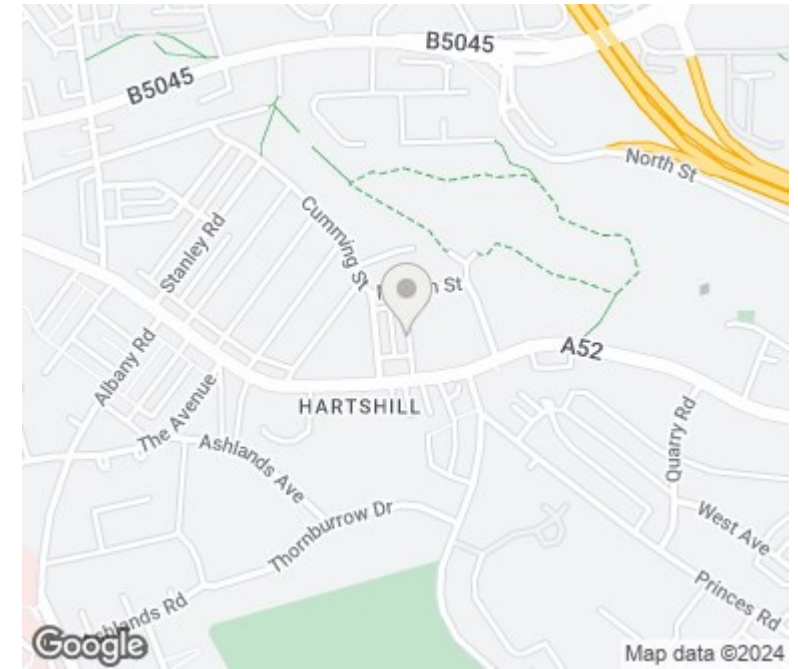
## Floor Plan



Total floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx  
Restricted height areas 4.1 m<sup>2</sup> (44 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



## Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW  
Telephone: 01782 625734 Email: [sandbach@stephensonbrowne.co.uk](mailto:sandbach@stephensonbrowne.co.uk) Website: [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)