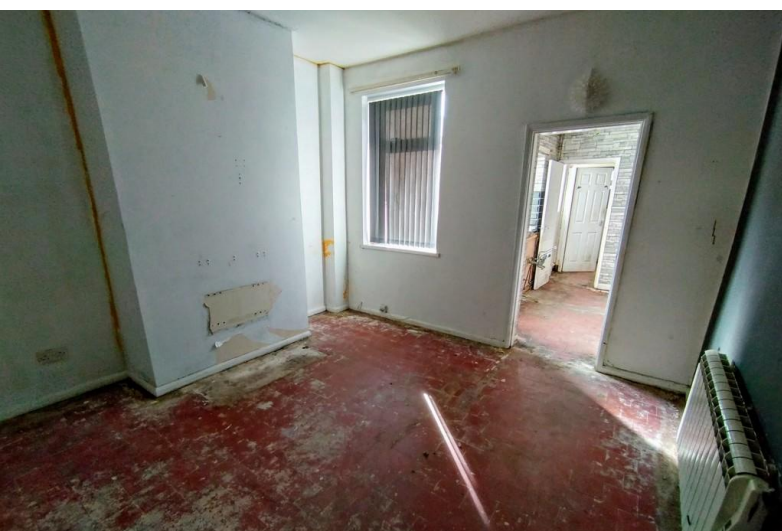




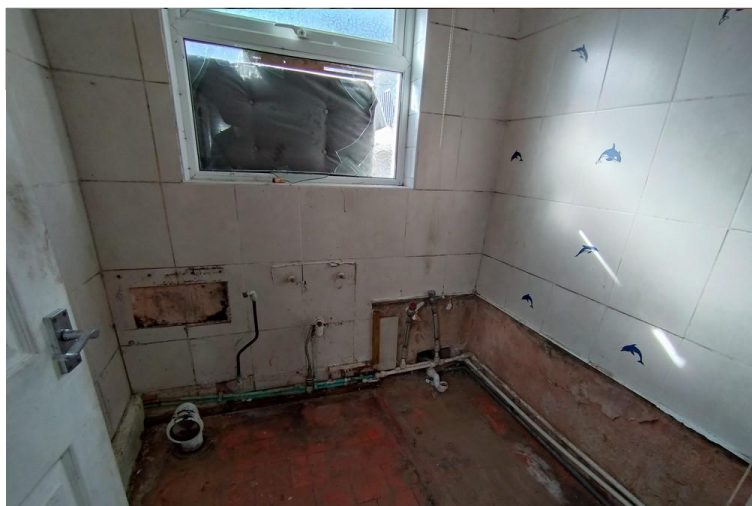
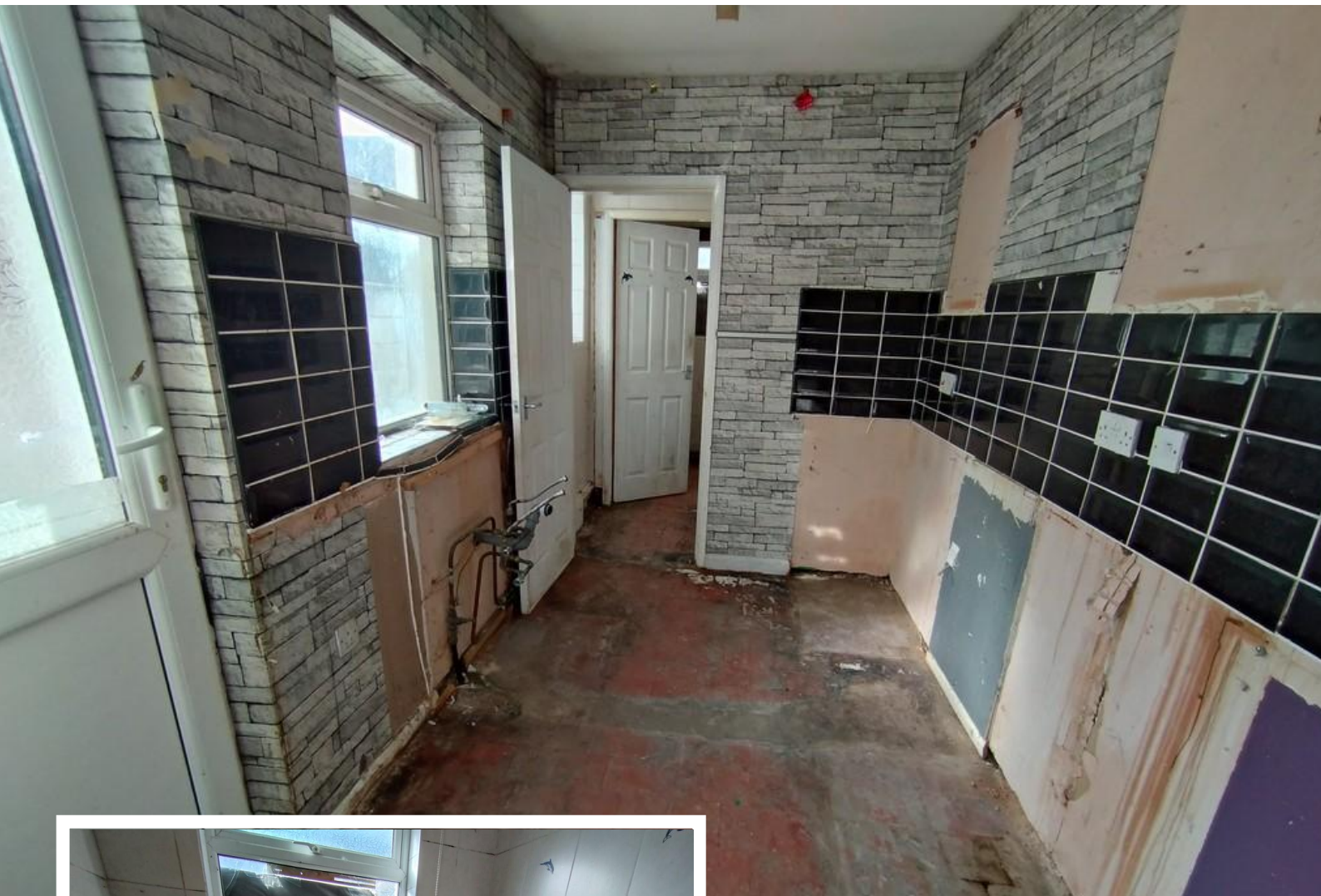
## Lowther Street , ST1 5JF

- TWO BEDROOM TERRACE
- REFURBISHMENT UPDATING REQUIRED
- IDEAL PROJECT
- FUTURE LETTING/FTB POTNETIAL
- CLOSE TO THE CITY & UNIVERSITY
- EASY ACCESS TO THE A500
- NO CHAIN
- VIEWING BY APPOINTMENT

**£55,000**







## Property Description

### INTRO

### HALL

UPVC external access door. Staircase to first floor.

### DINING ROOM

10' 9" x 8' 6" (3.28m x 2.59m)

Window to the front, electrical heater, gas supply, electric consumer unit.

### LOUNGE

12' 1" x 11' 6" (3.68m x 3.51m)

Window to the rear, electrical heater.

### KITCHEN ROOM

9' 11" x 6' 3" (3.02m x 1.91m)

Requiring a new kitchen, window to the side.

### BATHROOM

With potential to install a new suite. Window to the rear requiring glass etc.



#### FIRST FLOOR LANDING

#### BEDROOM ONE

10' 8" x 10' 8" (3.25m x 3.25m)

Window to the front.

#### BEDROOM TWO

12' 4" x 11' 8" (3.76m x 3.56m)

Window to rear.

#### EXTERNALLY

A rear yard area.



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke on Trent City Council.

#### COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:

43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782 787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements