



**Kinver Street, Smallthorne, Stoke-on-Trent**  
**OIRO £110,000**



**Freehold | EPC rating: D**

- No chain
- Ensuite shower room
- Ideal rental home

- Recently renovated
- Modern kitchen & bathroom
- First time buyer home

**BELVOIR!**

Property is personal

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## Description

**\*\*\*NO CHAIN SALE\*\*\*** Come and see this **FULLY RENOVATED** two double bedroom mid-terraced house in **SMALLTHORNE**. Surrounded by an abundance of amenities and only a stone's throw from a number of town centres this property has something for everyone.

With a larger than average **MODERN KITCHEN**, **NEW bathroom fittings** and an **ENSUITE** shower room this property is not your average Terraced house. Perfect for **Investors** and **first time buyers** alike.

UPVC double glazing, gas central heating and radiators throughout.

Please see our 360 virtual tour and call to book an in person viewing.

Council tax band: A (Stoke on Trent City Council), Tenure: Freehold, EPC: Rating D

## Photographs



## Rooms

### **Sitting room – 3.12 x 3.04m**

Enter the property into the sitting room with a window to the front, clean bright white painted walls and laminate flooring underfoot.

Pass the handy store cupboard under the stairs, perfect for storing shoes and coats and the ideal hiding place for the Hoover and mop.

### **Kitchen – 3.4 x 3.38m**

Larger than a typical terraced galley kitchen, and newly fitted with clean white wall and base units and contrasting black work surfaces. Equipped with an electric cooker, hob and extractor hood and a stainless-steel sink and drainer. White painted walls and laminate flooring finish the room with space also for a table and chairs.

From the kitchen, access the freshly carpeted stairs to the upper floor and also the rear hallway, home to the newly installed boiler, with a part glazed door to the rear garden and into the ground floor shower room.

### **Shower room – 1.85 x 1.82m**

The new three-piece suite includes a corner shower, enclosure and tray, a pedestal hand basin, and a toilet all in clean white with silver accents. The white painted walls and wood effect flooring continue the bright and easy to clean finishes.

### **First floor**

#### **Front bedroom – 3.12 x 3.43m**

A good-sized room with space for a double bed, wardrobe, and drawers. White walls, new grey carpets and neutral blinds finishing the room.

#### **Master Bedroom – 3.9 x 3.4m (including ensuite)**

Another double bedroom with the same clean bright finishes and room for your choice in bedroom furniture. This bedroom though has the added benefit of an Ensuite shower room.

#### **Ensuite shower room**

Another white three-piece suite with silver accents comprising a shower, screen and tray, a pedestal hand basin and a toilet. White painted walls and wood effect flooring finish this absolute treat space.

### **Outside**

To the rear of the property, you'll find a low maintenance slab yard with brick and block boundaries, a timber gate to and a useful outbuilding for storage.

### **Parking**

Street parking to the front and neighbouring streets.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with VX Fibre, Virgin Media and Openreach and the mobile checker shows network with major mobile phone providers Vodafone and O2.

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If you think this property is for you, please call to arrange a viewing.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



# Floorplan



# Map



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