



Upper Hillchurch Street, Hanley, Stoke-on-Trent ST1 2HQ

£80,000



Freehold | EPC rating: D

- Investment Property
- 2 Reception Rooms
- First Floor Bathroom

- First time buyer property
- Walking distance to Hanley City Centre

BELVOIR!

Property is personal

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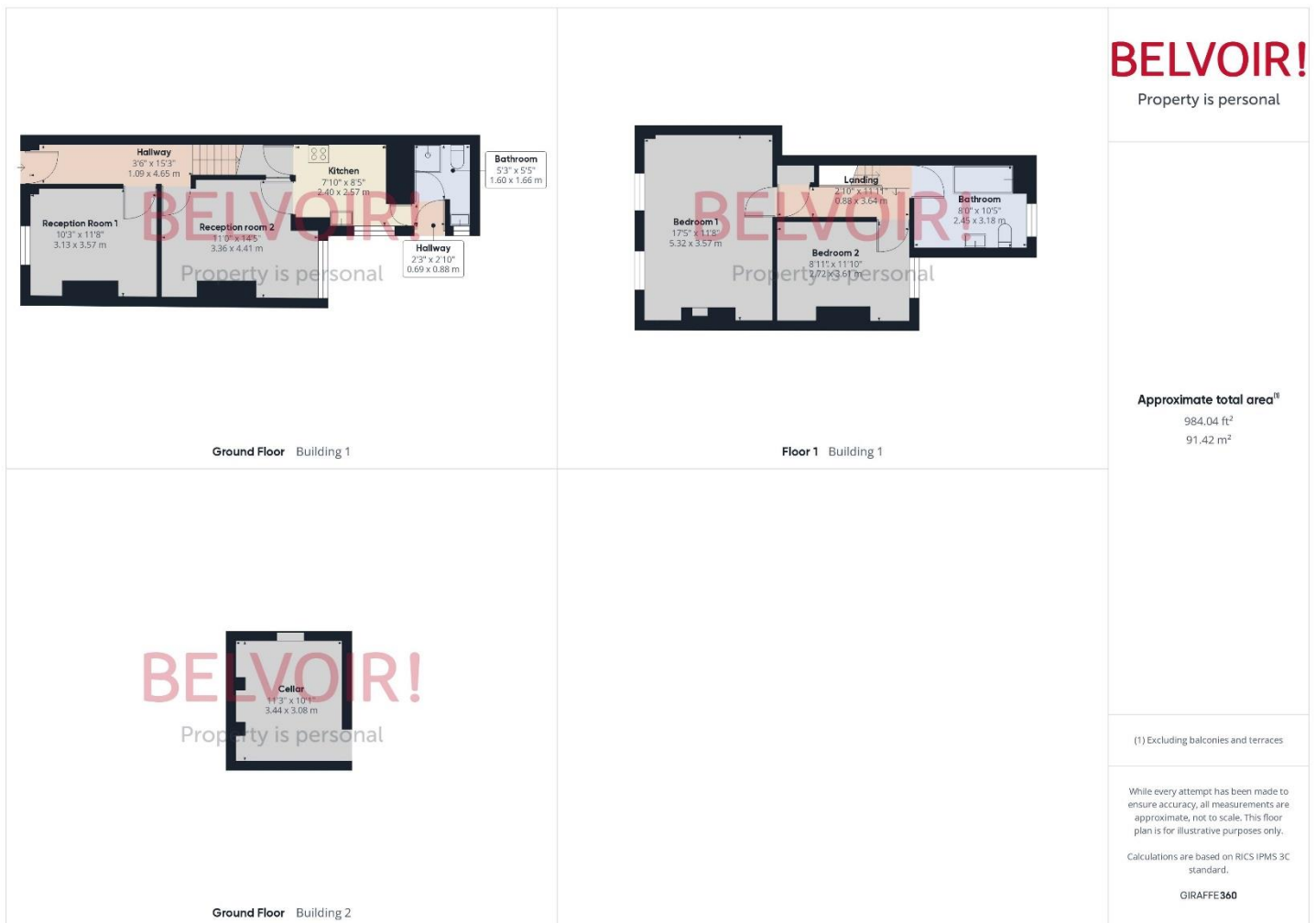
Description

MID TERRACE property in Hanley with 2 RECEPTION ROOMS, 2 BATHROOM, 2 DOUBLE BEDROOMS, for sale offering REFURBISHMENT OPPORTUNITY. Just a 5 minute walking distance of Hanley town centre, shops, restaurants and amenities. Short walk to Hanley bus station. There are 10 Primary Schools within a 1 mile radius and Staffordshire University and Haywood Hospital are 2 miles away.

Please see our 360 degree virtual tour and call for a face to face viewing. Ideal for first time buyers or investors. When fully renovated, for landlords, we estimate rental of £695pcm.

Tenure: Freehold. Council Tax Band: A Stoke-on-Trent City Council. EPC Grade D

Floorplan



ENTRANCE HALL (1.09 x 4.65m)

Enter from the street and this gives access to the two reception rooms and the stairs to the first floor.

RECEPTION ROOM 1 (3.13 x 3.57m)

This room is to the front of the property, with a focal point of a marble fire surround. This room would make an ideal dining room.

RECEPTION ROOM 2 (3.36 x 4.41m)

A spacious room that could be a living room or a dining room. A spacious room that has many uses.

KITCHEN (2.40 x 2.57m)

Fitted with a range of wall and base units with light wood effect work surfaces with tile splash back. Integrated electric oven and hob with glass splash back, a stainless steel sink, space for washing machine and under counter fridge. There is an under stair store to one corner and access to the rear hall.

REAR HALL (0.69 x 0.88m)

Small hall with exterior door to the small courtyard and access to the shower room.

SHOWER ROOM (1.60 x 1.66m)

This has a corner glass doored shower cubicle, white w/c and wash hand basin.

STAIRS AND LANDING (0.88 x 3.64m)

Taking you upstairs to two bedrooms and bathroom.

BEDROOM 1 (5.32 x 3.57m)

This large double room is to the front of the property. Large enough for King sized bed, wardrobes and other bedroom furniture.

BEDROOM 2 (2.72 x 3.61m)

This double room has an outlook over the rear courtyard, large enough for double bed, bedside tables and wardrobes.

STORAGE CUPBOARD : A handy storage cupboard that could be a wardrobe.

BATHROOM (2.45 x 3.18m)

Large bathroom fitted with a 3 piece suite in white, comprising of w/c, wash hand basin and bath with shower above. The bath has a glass shower screen fitted. There is a storage cupboard which houses the Ariston gas boiler for the property.

CELLAR (3.44 x 3.08m)

There is a cellar at the property for storage. The cellar has not been inspected by the agents.

EXTERIOR The front of the property is straight to pavement to the street.

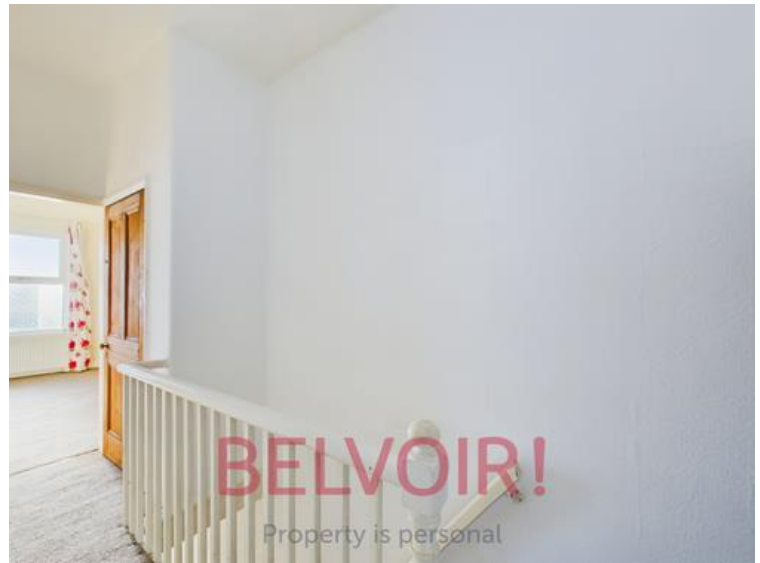
REAR - A fully enclosed small courtyard with shared alleyway to the side for taking out bins.

PARKING Street permit parking with Stoke on Trent City Council, £38.50 for a 12 month permit available for residents and visitors.

According to OFCOM checkers, mobile coverage by Three, Vodafone, EE, O2 - maybe some indoor signal loss on EE & Three Broadband Networks in the area - Open Reach, Virgin Media Highest available Download Speed - Standard 16Mbps, Ultrafast 1000Mbps Highest available upload Speed - Standard 1Mbps, Ultrafast 100Mbps

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.

Photographs



Map



Notes