



**Adkins Street, Stoke-on-Trent**

**£68,000**



 2
  1
  2

**Freehold | EPC rating: D**

- No Chain
- Ideal First Home
- 2 Double bedrooms

- Investment Property
- Potential to Improve
- Woodland Walks on the door step

**BELVOIR!**

Property is personal

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## Description

**\*\*\*ATTENTION INVESTORS AND FIRST TIME BUYERS\*\*\*** Don't miss your chance to bag yourself a **BARGAIN**. In need of a little TLC making it the perfect place to **make it your own** or to add to its **investment potential**. This property sits in an exceptionally **convenient location** for amenities and transport links yet set back enough to enjoy tranquillity heightened further by the woodland on its doorstep.

Briefly comprising **two reception rooms**, a kitchen, **two double bedrooms** and a ground floor bathroom with a **courtyard garden** to the rear.

Take a look around this property via the **360 Virtual Tour** and call **TODAY** to book your in person viewing.

**Tenure:** Freehold, **EPC Rating:** TBC, **Council Tax:** Band A (Stoke on Trent City Council).

## Photographs



## Rooms

### **Sitting/Dining room - 3.14 x 3.36m**

Step into the first reception room via the part glazed UPVC entrance door. This versatile room could be used as a sitting room, a dining room with easily enough space for a table and six chairs. For the remote workers and/or students among us this would also make a great home office.

### **Lounge - 3.39 x 3.31m**

Pass the staircase into the second reception room, another good-sized room with a lovely high ceiling. The perfect size for a variety of lounge or dining room furniture and this room benefits from a storage cupboard under the stairs. Ideal for storing coats, shoes and small household items like the ironing board and Hoover, maybe even toys and books.

### **Kitchen - 3.35 x 1.90m**

Through now into the kitchen with white wall and base units with work surfaces over, a stainless-steel sink and drainer, tiled splashbacks and space for appliances.

### **Bathroom - 2.17 x 1.41m**

The fully tiled bathroom comprises a white bathroom suite including a bath, handbasin and toilet. The large window lets in lots of natural light while still frosted for privacy.

### **Front Bedroom - 3.13 x 3.33m**

The first of the two double bedrooms would easily fit a double or king-sized bed along with wardrobes, drawers and bedside tables.

### **Rear Bedroom - 3.48 x 1.36m**

The second bedroom, another good-sized double bedroom, benefits from a storage cupboard over the stairs.

Either room could be used as the master bedroom leaving the other double room suitable for a child through to adulthood or a couple of single beds or bunks for younger children, perfect for families.

### **Outside:**

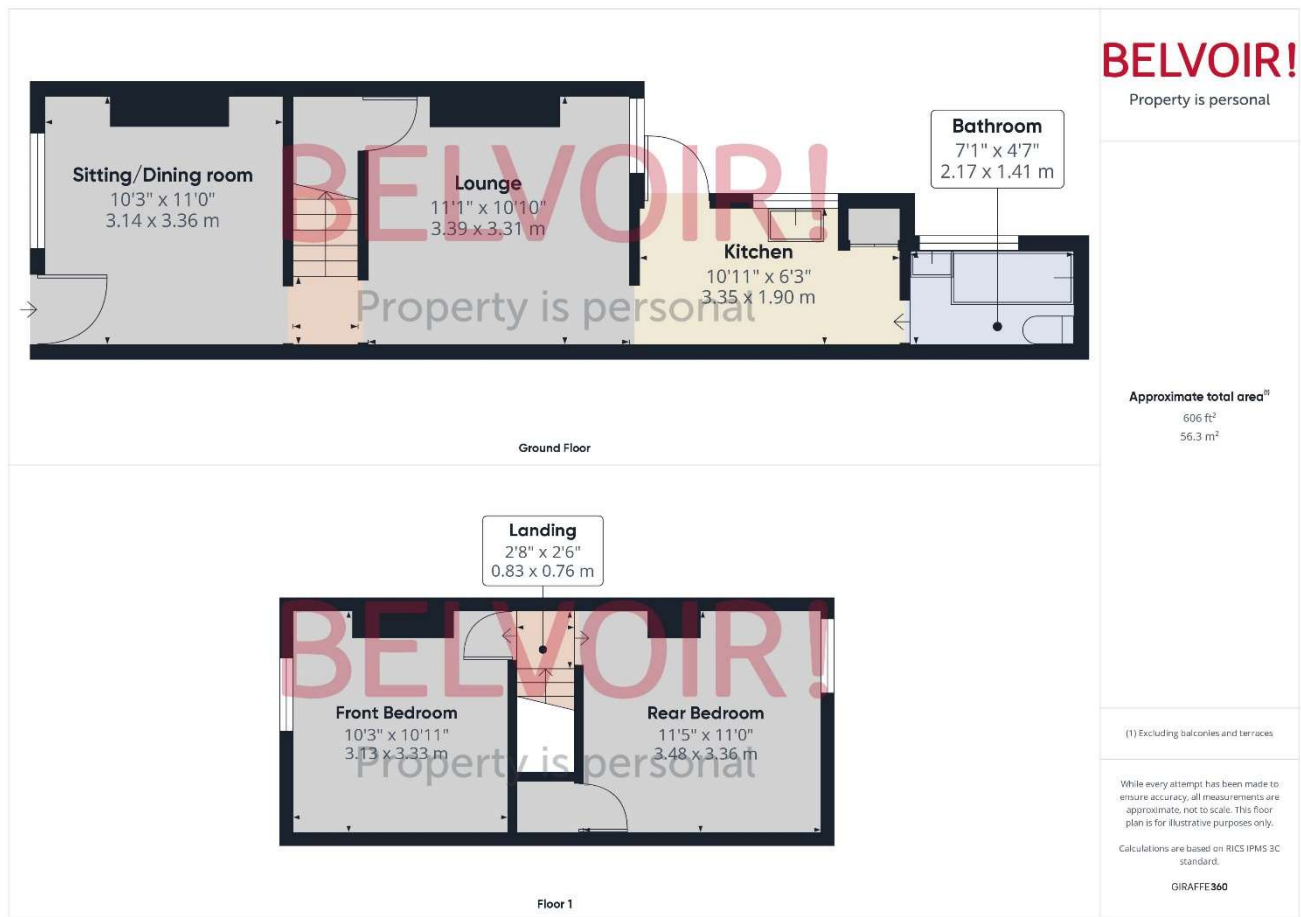
To the front of the property, you'll find ample street parking.

To the rear of the property, you'll find a traditional courtyard garden with access to an alleyway for alternative access and egress.

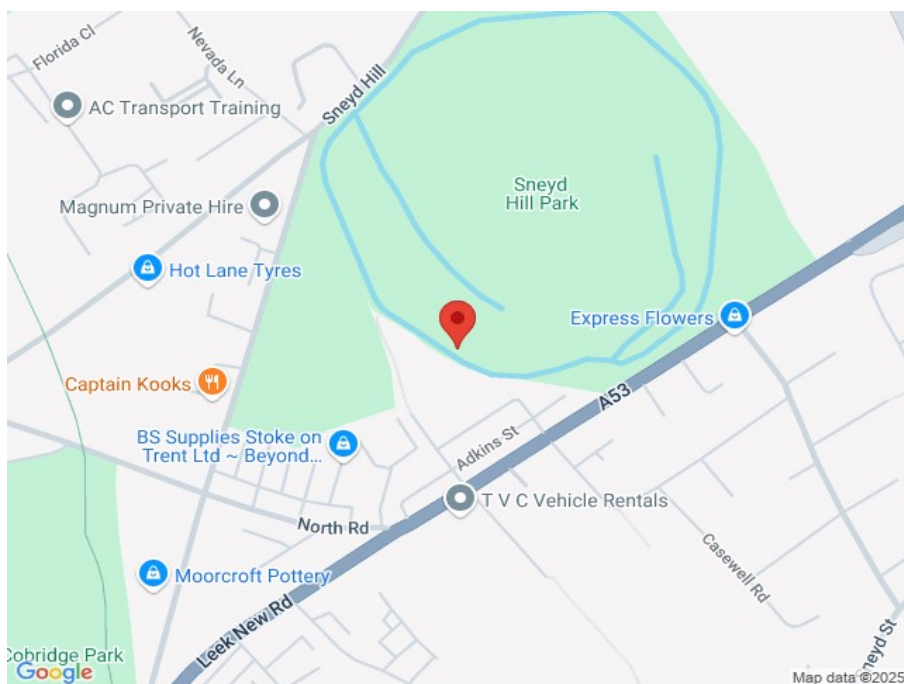
According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 100 Mbps upload speed with Virgin Media, Openreach and VX Fiber and the mobile checker shows limited indoor network with major mobile phone providers EE, Three, Vodafone and 02.

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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