



Darley Street, Shelton, Stoke-On-Trent



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Offers in excess of £120,000



Key Features

- Close to University
- Mid Terraced
- Two Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room
- Rear Yard
- EPC rating D
- Freehold





Mid terraced property in the Shelton area of Stoke-on-Trent, yards from Staffordshire University. This is an ideal property for first time buyers, student buy to let or professional buy to let due to its location. The property is also within walking distance to Stoke railway station and there are a range of facilities and amenities in the area. The accommodation includes two reception rooms, kitchen and ground floor shower room with two double bedrooms to the first floor. Externally there is a rear paved yard.

As a student buy to let the potential rental income could be approximately £10,900 (£70 per room per week) by using the front reception room as a bedroom and the rear access for the rest of the property.

The property may also appeal to professionals looking to buy in the area who are connected to the University or another local business.

The property will be sold with vacant possession as the current tenancy ends in July 2023.

Lounge/bedroom 3.19m x 3.45m (10.5ft x 11.3ft)

UPVC front door with UPVC double glazed window above, UPVC double glazed window to front, alcove storage, radiator, ceiling light point, door to reception room.

Reception Room 3.29m x 3.49m (10.8ft x 11.4ft)

UPVC double glazed window to rear, double radiator, two light points, open under stairs storage recess with shelving, door to stairs to first floor, door to kitchen.

Kitchen 1.59m x 2.87m (5.2ft x 9.4ft)

Fitted with a range of wall and base units with roll edge work surfaces and tiled splash backs incorporating a stainless steel sink and drainer with mixer tap, four ring electric hob with oven below and extractor and light point above with brushed steel

splash back, space for fridge freezer, space for washing machine, wall mounted boiler, UPVC double glazed window to side, light point, doorway to rear hall.

Rear Hall

UPVC double glazed door to outside, light point, door to shower room.

Shower Room

Suite comprising W/C, wash hand basin with mixer tap and vanity storage below, shower enclosure with folding door with mains shower, UPVC double glazed window to side, radiator, ceiling light point.

First Floor Landing

Ceiling light point, doors to rooms.

Bedroom One 3.28m x 3.48m (10.8ft x 11.4ft)

UPVC double glazed window to rear, radiator, ceiling light point, over stairs recess.

Bedroom Two 3.21m x 3.28m (10.5ft x 10.8ft)

UPVC double glazed window to front, radiator, ceiling light point.

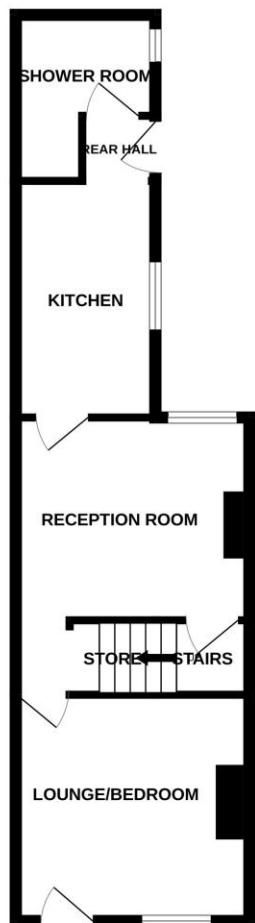
Outside Rear

Paved yard, wall enclosed with gate access.

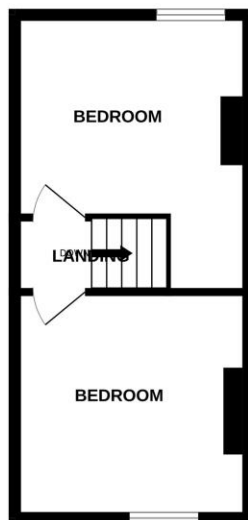
Agent Notes

Council Tax Band A

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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