



11 Albany Road, Stoke-On-Trent, ST4 6AZ

Offers in the region of £133,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"A spacious and well presented Two Bedroom Terraced House positioned just a short walk from the Royal Stoke University Hospital and within close proximity to local shops, schools and amenities"

Denise White Estate Agents

A well presented, spacious terraced property located a stones throw from the Royal Stoke University Hospital and within easy reach of local shops, amenities and Stoke on Trent City Centre.

The accommodation is arranged over two floors, to the ground floor the Lounge sits to the front aspect and leads through to a Breakfast Kitchen which is fitted with a range of units and provides space for a dining table and chairs. From the Kitchen, stairs lead to the First Floor and a door leads through to the Rear Hall which in turn leads out to the Rear Yard and through to the Bathroom. To the First Floor there are Two Good Sized Bedrooms, both with built in storage spaces.

Externally, there is lovely private and enclosed yard area, perfect for sitting out in the sunshine of the warmer months.

Ideal for First Time Buyers and Investors alike. Viewing is highly recommended.

Location

The property is ideally located within a short walk of the Royal Stoke University Hospital and within close proximity to local shops, schools and other amenities and just over 1.5 miles from the centre of Newcastle Under Lyme. With excellent road links across Stoke on Trent, offering easy access to the M6 motorway junction 15 and A50 which provides access to Uttoxeter and Derby. Stoke on Trent Train Station is also just 2 miles away which can take you to Manchester in approximately 40 minutes, Birmingham in approximately 1 hour and down to London in just 90 minutes!

Newcastle-under-Lyme is a charming market town in Staffordshire, England, with a rich history and culture. You can stroll through the picturesque streets and admire the Georgian and Victorian architecture, or visit the Brampton Museum and Art Gallery to learn about the local heritage and art. If you are looking for some green space, head to the Apedale Country Park, where you can enjoy the wildlife, trails, and views. For a taste of academic

life, you can explore the Keele University campus, which boasts a beautiful arboretum and a renowned observatory. Whether you are interested in history, nature, or education, Newcastle-under-Lyme has something for everyone.

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty of family fun, with attractions such as the Trentham Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.

Lounge

14'9" x 11'7" (4.51 x 3.54)



uPVC entrance door to the front aspect. uPVC windows to the front aspect. Carpet. Radiator. Ceiling light. Door leading into: –

Kitchen

11'6" x 11'5" (3.53 x 3.48)



Fitted with a range of wall and base units over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated flooring electric hob and single electric oven. Space for undercounter fridge.

Plumbing for automatic, washing machine. Lino flooring. uPVC window to the rear aspect. Ceiling light. Radiator. Stairs after the first floor. Door leading into: –

Rear Hall

Laminate flooring. uPVC door leading to the yard. Cupboard of housing, the backseat combination boiler. Ceiling light. Door leading into: – into: – Laminate flooring. uPVC door leading to the rear yard. Cupboard of house in the back seat combination boiler. Ceiling light. Door leading into: –

Bathroom

7'3" x 6'0" (2.23 x 1.85)



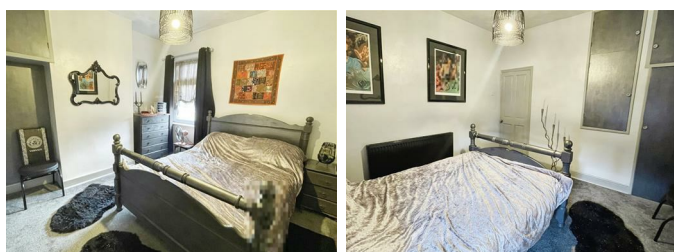
Fitted with a suite comprising of panelled bath with shower over, low-level WC and vanity wash handbasin unit. Laminate flooring. Final panelled walls. Obscure uPVC window to the side aspect. Radiator. Ceiling light.

First Floor Landing

Carpet. Ceiling light. Doors leading into: –

Bedroom One

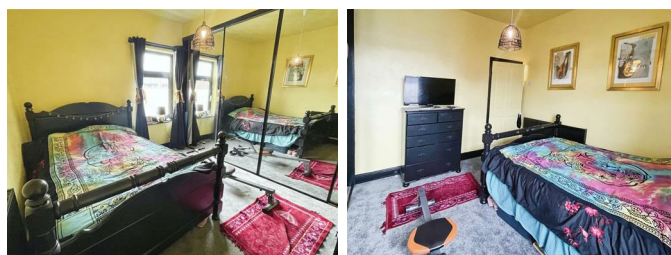
11'7" x 11'3" (3.54 x 3.43)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Built-in storage cupboard off.

Bedroom Two

11'5" x 9'6" to robes (3.50 x 2.92 to robes)



Carpet. Radiator. uPVC window to the front aspect. Fitted with a range of mirror fronted wardrobes.

Outside



To the rear of the property there is a private and enclosed rear yard area with a brick built outhouse and gated access to the rear.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council tax band A

Potential Rental Income

The potential rental income for this property would be approximately £650 - £700 per calendar month. This would produce an annual yield of 5.9-6.4% based off the advertised sale price of £133,000.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

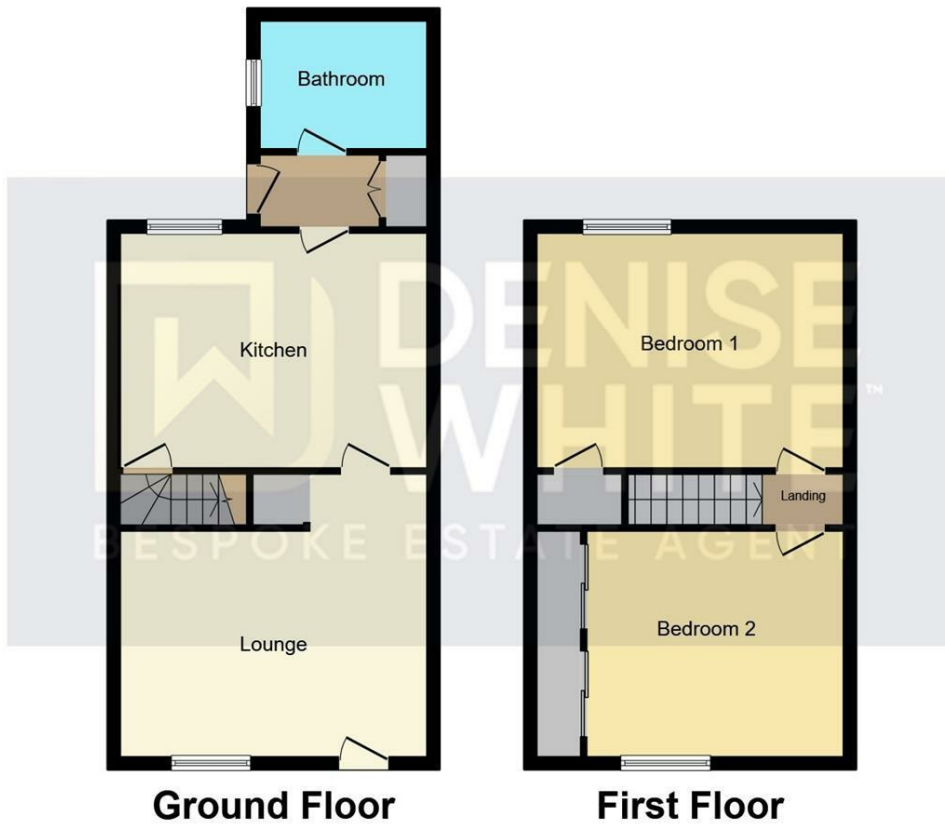
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



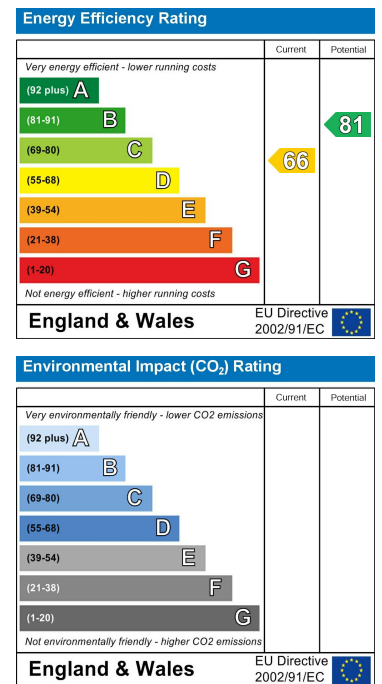
Total floor area 89.1 m² (959 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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