



## 5 Albany Road, Hartshill, Stoke-On-Trent, ST4 6AZ

**Offers in excess of £135,000**

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

This traditional two bedroom mid-terrace property is located in Hartshill offering a convenient location with easy access to local amenities and the Royal Stoke Hospital. An ideal first time buy or investment for those looking for a buy to let opportunity.

#ConvenientLocation#IdeallInvestmentOpportunity#BuytoLet

## Denise Whites Agents Comments

Introducing a traditional mid terrace two-bedroom property, tastefully decorated in neutral tones throughout. This delightful home offers a comfortable living space, conveniently located just a ten-minute walk from the Royal Stoke Hospital.

Upon entering the property, you are greeted by a light and airy living room decorated with neutral décor allowing for easy personalisation, making it the perfect canvas for your own style and furnishings. There is a second reception which could be utilised as second living space or a dining space. To the rear of the property is a galley kitchen with a useful utility space beyond.

To the first floor, you will find two generously sized bedrooms with the larger of the two located at the front of the property. The family bathroom is located at the rear of the property and benefits from a three piece suite with a shower above the bath.

The property also features a small rear yard, providing a private outdoor space. Low-maintenance, this area is perfect for those who want outside space without the hassle of extensive upkeep.

One of the standout features of this property is its proximity to the Royal Stoke Hospital. Just a short ten-minute walk from the doorstep, this is an ideal location for medical professionals or those seeking convenient access to healthcare facilities. Furthermore, this property benefits from easy access to a wide range of local amenities. Whether it's shopping, dining, or recreational activities, everything you need is within reach. With excellent transport links and nearby public transportation options, exploring the surrounding areas is effortless.

## 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

11'10" x 11'3" (3.63 x 3.44 )



Laminate flooring. Radiator. uPVC double glazed window to the front aspect. uPVC door to the front aspect. Electric fire. Coving. Ceiling light.

## Dining room

11'10" x 11'3" (3.62 x 3.45 )



Laminate flooring. Understairs storage cupboard. Radiator. Electric fire. uPVC double glazed window to the rear aspect. Stairs off to the first floor accommodation.

## Kitchen

11'6" x 6'3" (3.51 x 1.92 )



Continued wood effect flooring. Radiator. uPVC door to the rear aspect. uPVC double glazed window to the side aspect. Wall and base units with work surfaces over incorporating stainless steel sink and drainer unit with mixer tap above. ZANUSSI oven with electric hob and extractor fan over. Tiled splash back. Ceiling light.

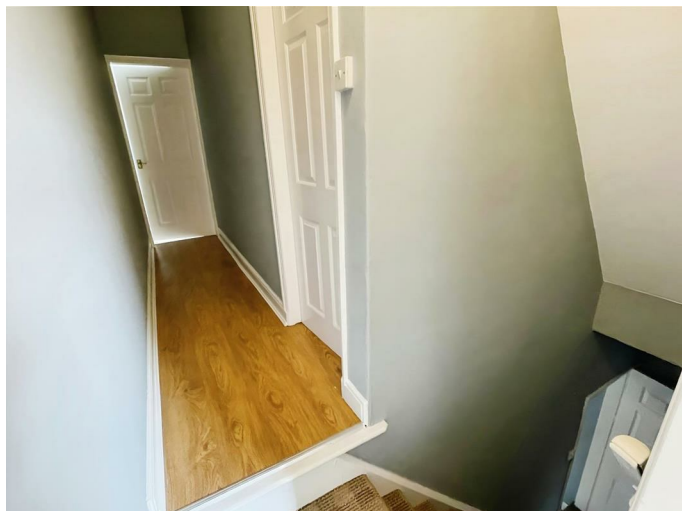
## Utility

4'9" x 7'4" (1.45 x 2.25 )



Continued wood effect flooring. Work surface with space underneath. uPVC double glazed window to side aspect. Ceiling light.

### First floor landing



Wood effect laminate flooring. Ceiling light. Access into bedroom one and two and bathroom.

### Bedroom One

11'10" x 11'5" (3.63 x 3.48 )



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the front. Ceiling light.

### Bedroom Two

11'4" x 8'11" (3.47 x 2.72 )



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Loft access

### Bathroom

6'3" x 10'9" (1.92 x 3.30 )



Continued wood effect laminate flooring. Low-level WC. Pedestal wash and basin bath with shower above. Obscured UPVC double glazed window to the side aspect storage cupboard. Housing combination boiler

## Outside



To the rear of the property is an enclosed rear yard with paved pathway and a gravelled patio area. A rear gate provides access to the alley behind.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke N Trent Council Tax Band A

No chain involved with the sale

### 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 and all the team can help and advise with any information on the local property market and the local area.

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.

### Potential Rental Income

The potential rental income for this property would be approximately £675 - £700 per calendar month.

### Property To Sell Or Rent?

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.

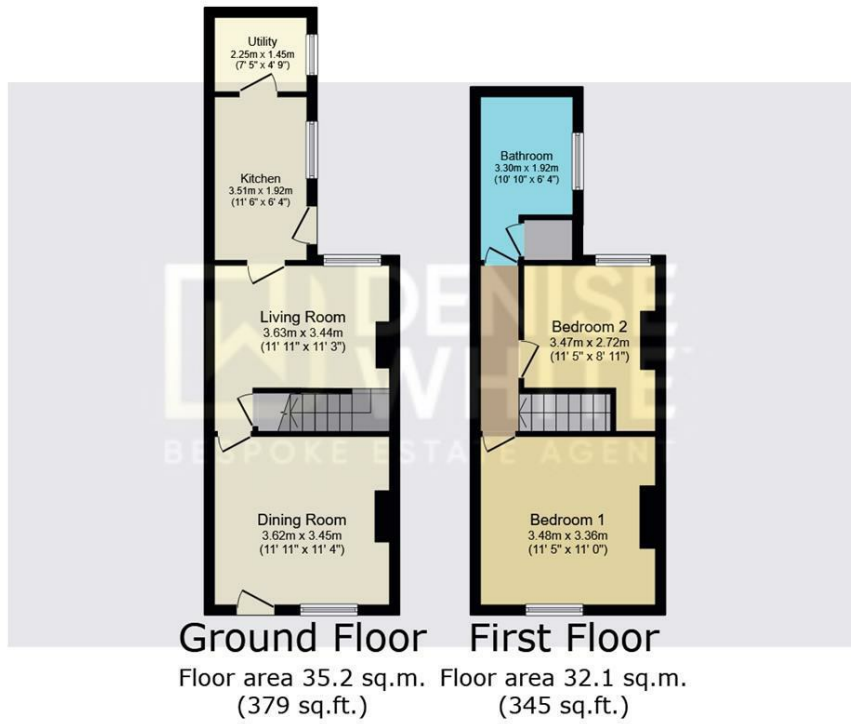
**You Need A Solicitor!**

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 Require 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

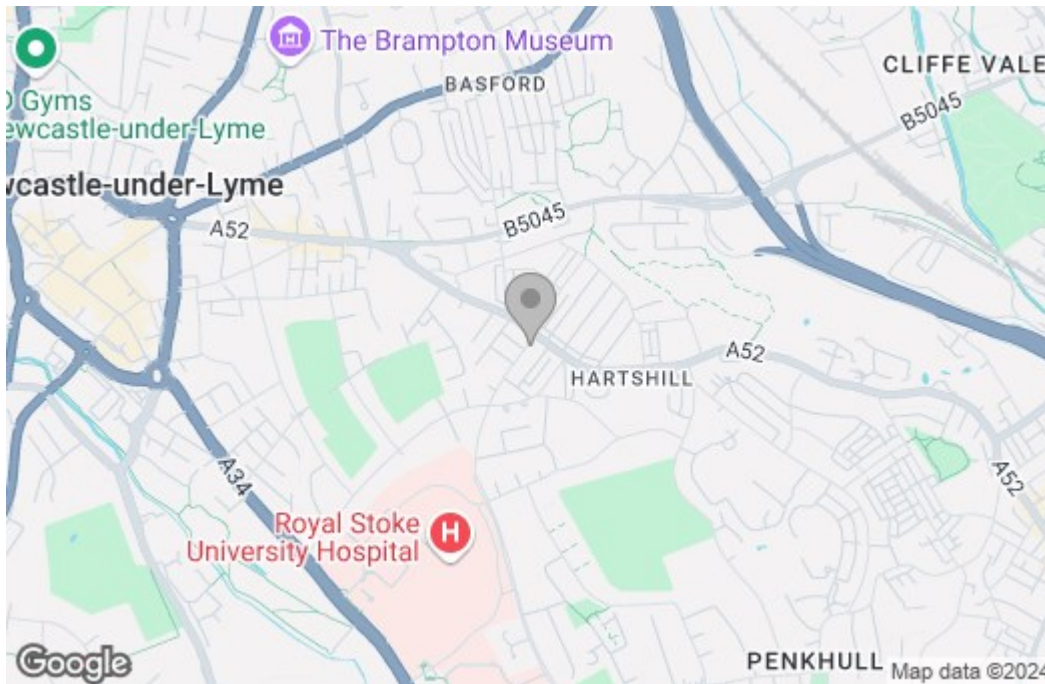


TOTAL: 67.3 sq.m. (724 sq.ft.)

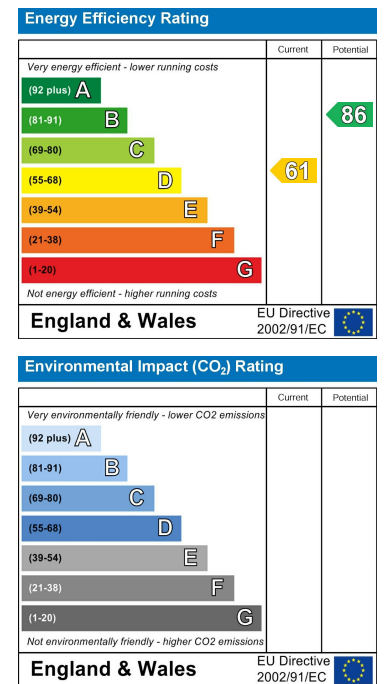
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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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