



42 Samuel Street

Stoke-On-Trent, ST7 4SR

Offers in excess of £97,000

Available To Purchase With No Onward Chain!



Here at Carters we are proud to welcome to the market this well presented, two bedroom mid-terrace property, which would provide an ideal purchase for first time buyers and investor alike whom are looking to expand their portfolio.

Situated within the semi-rural Village of Packmoor, this lovely home benefits from being within the proximity of the excellent local amenities such as: Packmoor Ormiston Academy Primary school, a variety of shops, pubs and fantastic commuting links, all within a short distance of the property. On entering the property you are welcomed into the first of the reception rooms which is currently being utilised as the dining room, it is to the front elevation and enjoys a large window and high ceilings. Following on is the second reception room which is cosy and a good size, with the stairs to the first floor leading off. Towards the rear of the property is the kitchen and bathroom. The kitchen is a modern galley kitchen which provides ample of work surface space and units, as well as space for appliances, whilst the bathroom enjoys a modern and white three piece suite. As you head up the stairs you are greeted with two double bedrooms, whilst externally there is a low maintenance rear yard.

Viewings are highly recommended to appreciate this lovely home. Call the office today on 01782 470391 to arrange your viewing and avoid missing out.

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Dining Room

10'5 x 9'9 (3.18m x 2.97m)

UPVC double glazed window and entrance door to the front elevation.

Coving. Radiator. Laminate flooring.

Living Room

11'4 x 9'8 (3.45m x 2.95m)

UPVC double glazed window to the rear elevation.

Feature gas fire with marble hearth and surround. Coving. Radiator. Laminate flooring. TV point. Under stair storage. Stairs to the first floor leading off.

Kitchen

13'9 x 6'1 (4.19m x 1.85m)

UPVC double glazed window to the side elevation.

A good range of wall, drawer and base units which incorporate work surfaces with a stainless steel one and a half bowl sink with a mixer tap and drainer. Integrated electric oven, with an electric hob and extractor hood. Space and plumbing for a washing machine. Coving. Radiator. Partially tiled walls and tiled flooring.

Inner Porch

UPVC double glazed entrance door to the side elevation.

Tiled flooring.

Family Bathroom

UPVC double glazed window to the side elevation.

A modern and white three piece suite which comprises of a tiled panel bath with a wall mounted shower, a pedestal wash hand basin and a recessed WC. Fully tiled walls and flooring. Radiator. Recessed ceiling downlighters.

First Floor Landing

Bedroom One

11'5 x 9'10 (3.48m x 3.00m)

UPVC double glazed window to the rear elevation.

Radiator. Storage cupboard. TV point. Loft access.

Bedroom Two

10'5 x 9'10 (3.18m x 3.00m)

UPVC double glazed window to the front elevation.

Radiator. TV point.

Exterior

To the rear of the property there is a paved yard and a gate for rear access.

Additional Information

We are led to believe that the property is Freehold and Council Tax Band A.

Services

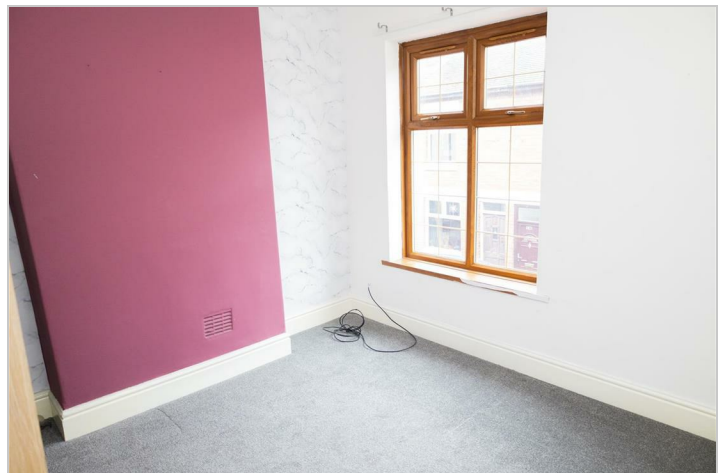
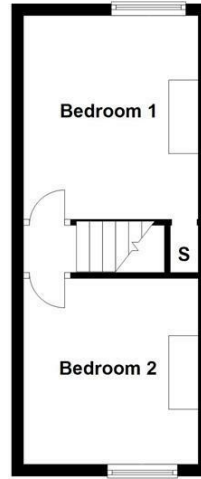
The main services of gas, electric, water and drainage are all connected to the mains.

Please note: services and appliances have not been tested by the agent.

Ground Floor



First Floor



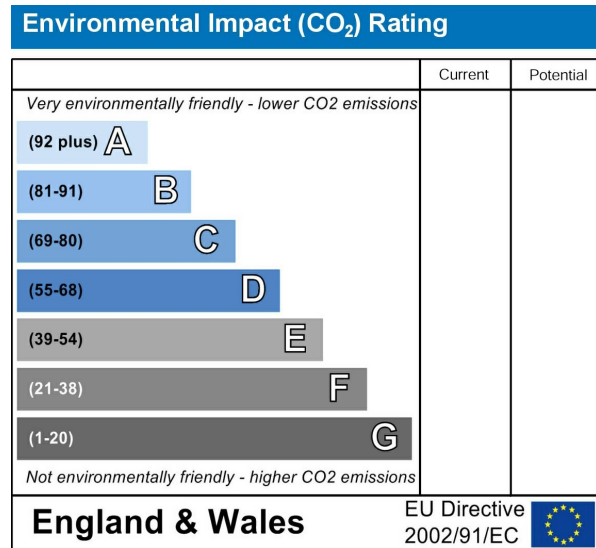
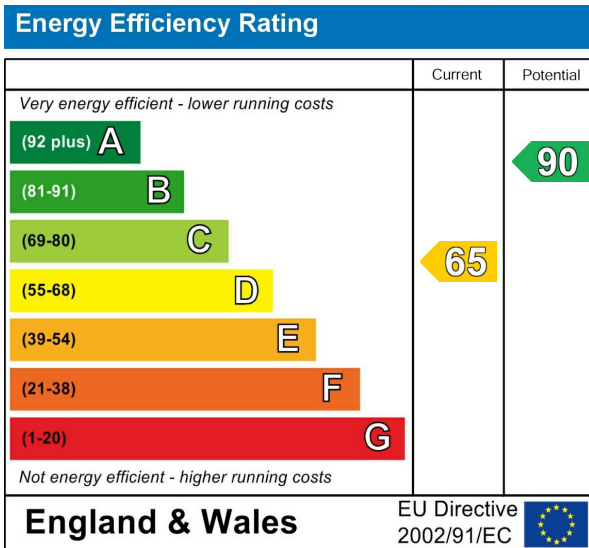
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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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