

28 Campbell Terrace, Stoke-On-Trent, ST1 6LS
£750



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Council Tax Band: A

Welcome to Campbell Terrace, Stoke-On-Trent - a charming location for this delightful mid-terrace house. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with loved ones. With two cosy bedrooms, there's plenty of space for a small family or a professional couple looking for their first home.

Step inside to discover a fully refurbished interior, complete with a newly fitted kitchen and bathroom. The modern upgrades include a full rewiring and a new combination boiler, ensuring both comfort and convenience for the new owners.

Conveniently situated within walking distance of Hanley town centre, this property offers easy access to a variety of amenities, including shops, restaurants, and entertainment options. Whether you're looking to explore the local culture or simply run errands, everything you need is just a stone's throw away.

This house is perfect for a professional couple seeking a cosy and stylish abode to call their own. Don't miss out on the opportunity to make this beautifully renovated property your new home sweet home in Stoke-On-Trent.

Ground Floor

Living Room

11'2" x 11'2"

Bay window and door to front elevation, radiator, centre light point.

Dining Room

12'0" x 11'2"

Window to rear elevation, under stair storage, stairs to first floor, radiator, centre light point.

Kitchen

15'4" x 6'1"

Window to side elevation, range of modern base and eye level units with integral oven, hob, extractor hood, and sink unit and drainer. Tiled splash backs, radiator, strip light.

Utility Area

2'11" x 6'3"

Door to side elevation, work surface, wall mounted gas combination boiler, centre light point.

Bathroom

6'2" x 6'1"

Window to side and rear elevation, white suite comprising; low level w.c, wall mounted wash hand basin, paneled bath with mixer shower, radiator, centre light point, extractor. (tiling in bathroom will be finished prior to occupancy).

First Floor

Landing

Centre light point

Bedroom One

11'2" x 11'2"

Window to front elevation, radiator, centre light point.

Bedroom Two

12'1" x 11'3"

Window to rear elevation, over stair storage cupboard, radiator, centre light point

Exterior

Yard to rear with planted beds

Holding Deposit

£173.07

Security Deposit

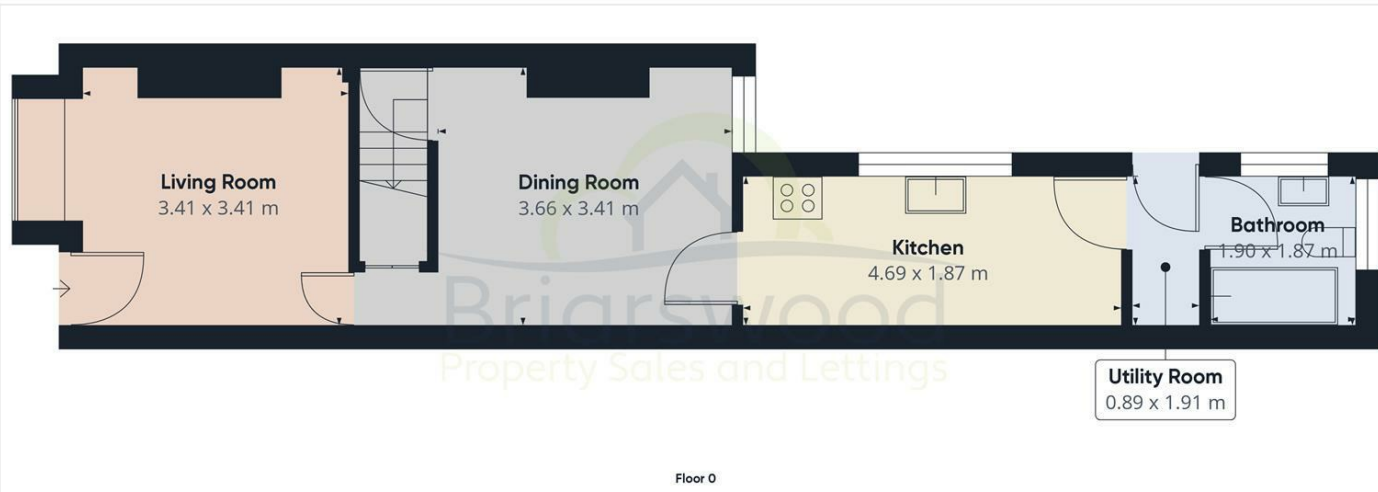
£865







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	