

30 Lord Street, Stoke-On-Trent, ST6 1LD  
Offers in the region of £114,950



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## Offers in the region of £114,950

### Council Tax Band: A

Welcome to this modernised end terrace house located on Lord Street in the heart of Stoke-On-Trent. This delightful property boasts two reception rooms, three cosy bedrooms, and a well-appointed bathroom, offering a comfortable living space for you and your family.

Built in 1900, this characterful home spans across 947 sq ft, providing ample space for all your needs. The property has recently undergone refurbishment, ensuring a fresh and modern interior that is ready for you to move in and make it your own.

Situated in a prime location, this house is ideal for both investors and first-time buyers alike. Its proximity to local amenities makes daily errands a breeze, while the spacious layout offers endless possibilities for creating your dream home.

Don't miss out on the opportunity to own this newly refurbished end terrace house in Stoke-On-Trent. With its charming features, convenient location, and potential for investment, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the life you could build in this lovely home on Lord Street.

## Ground Floor

### Living Room

11'2" x 15'10"

Door and window to front elevation, window to side elevation, centre light point, electric fire, radiator.

### Dining Room

12'9" x 12'0"

Window to side and rear elevation, centre light point, radiator.

### Kitchen

12'2" x 7'4"

Window and door to side elevation, range of modern base and eye level units with integrated hob, oven, extractor and sink and drainer. Wall mounted gas combination boiler, centre light point, radiator.

## First Floor

### Landing

12'9" x 4'7"

Centre light point.

### Bedroom One

12'9" x 9'7"

Window to rear elevation, centre light point, radiator.

### Bedroom Two

11'4" x 8'2"

Window to front elevation, centre light point, radiator.

### Bedroom Three

8'2" x 7'5"

Window to front elevation, centre light point, radiator.

### Bathroom

12'2" x 7'4"

Window to rear elevation, White suite comprising low level w.c pedestal wash hand basin, paneled bath and shower cubicle with mixer shower. Centre light point, radiator.

### Exterior

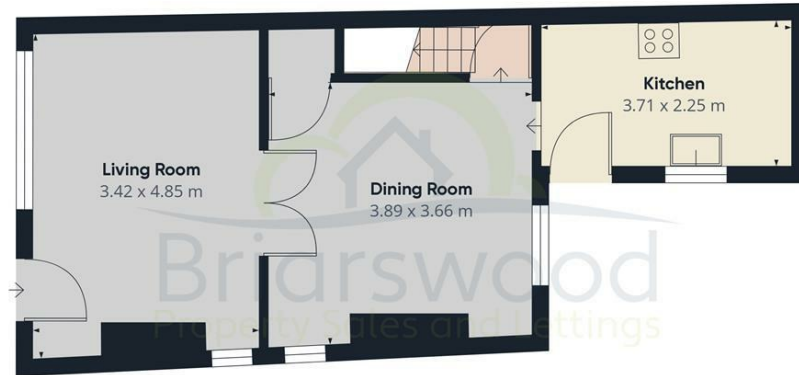
Yard to rear







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Floor 0



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	