



8 Hazles Cross Road, Stoke-On-Trent, Staffordshire ST10 2AY

Price: Offers in region of £130,000

- Semi-rural village location
- Two reception rooms
- Dining room with cast iron range
- Two double bedrooms
- Bathroom with both bath and shower
- Ideal for FTB or Landlords
- No Upward Chain

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A wonderful opportunity to own a slice of village life with this cottage style terraced property that retains many original features. Situated in the semi-rural village of Kingsley the property offers spacious accommodation with two reception rooms and a kitchen to the ground floor. The dining room boasts a wonderful original cast iron Victorian cooking range / fireplace hob.

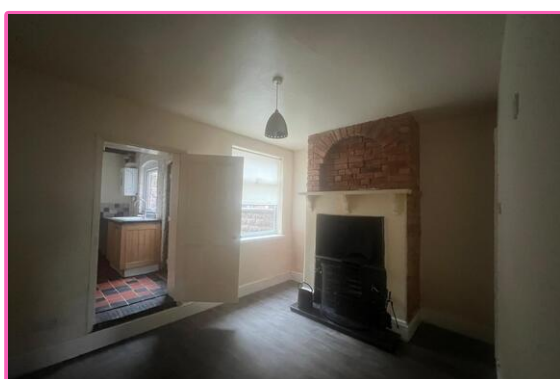
Upstairs are the two double bedrooms and a bathroom with both bath and separate shower cubicle. Outside there is an enclosed rear yard with brick built store. The front offers a low maintenance garden perfect for a table and chairs to enjoy the views and the surroundings.

In need of some general aesthetic improvements the property benefits from gas central heating and uPVC double glazing and comes to the market with no upward chain.



Lounge 13'0" x 12'11"

Feature fireplace with inset coal effect fire on a tiled decorative heart and wooden surround. Picture rail. Radiator. Window and obscure glazed door to the front elevation.



Dining Room 12'11" x 10'0"

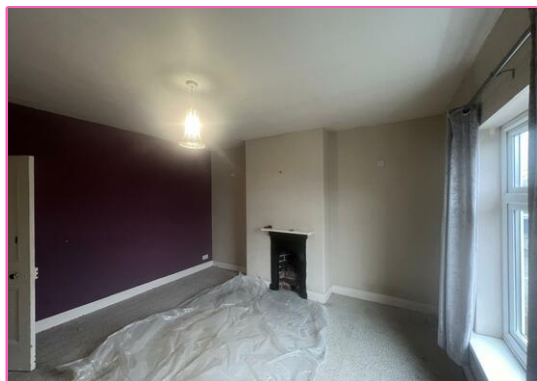
A wonderful antique cast iron Victorian kitchen cooking range / fireplace hob, set on a marble hearth with wooden surround. This is set within an exposed brick chimney breast adding character. Laminate floor covering. Radiator. Window to the rear elevation. Step into the kitchen. Stairs off to the first floor.

First Floor



Kitchen 10'8" x 6'10"

Wall and base units incorporating a ceramic sink with mixer tap. Feature exposed brick wall. Original quarry tiled flooring. Fitted five ring gas hob and under counter double oven. Wall mounted gas boiler. Plumbing for automatic washing machine. Window and obscure glazed door to the side elevation.



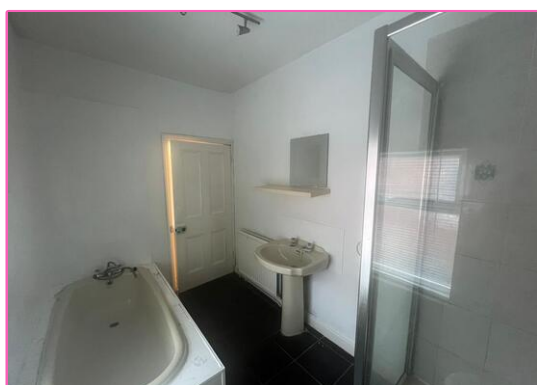
Bedroom One 13'7" x 13'0"

Feature cast iron fireplace (decorative only). Radiator. Window to the front elevation.



Bedroom Two 9'11" x 9'8"

Fitted cupboard housing the hot water cylinder. Sheving. Radiator. Window to the rear elevation.



Bathroom

A full bathroom suite with both panelled bath, with tiled walls around and an enclosed shower cubicle. Pedestal wash hand basin and low level W.C. Ceramic tiled flooring. Radiator. Extractor fan. Obscure glazed window to the side elevation.



Outside

To the front of the property is shared steps up to the house with a low maintenance elevated garden, offering views over the surrounding countryside. A small stone wall with a hedge creates the boundary to the front.

To the rear is a paved yard, with brick built store. Gated access to the pathway leading to the front of the property.

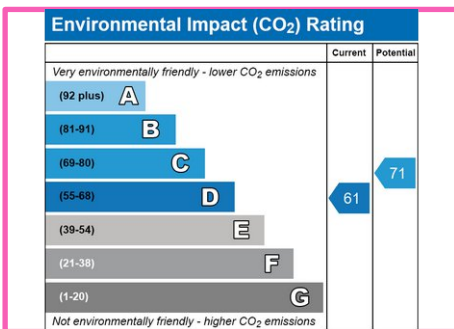
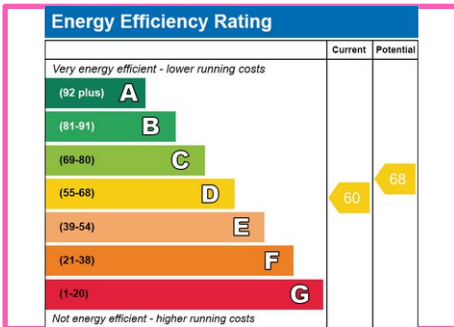
Floor Plan



77 m²

EPC

Notes



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.