



Cliff Street, Smallthone, ST6 1SQ.
£85,000



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This mid Terraced property is Conveniently located Close to local amenities and neighbouring towns. Hanley, Tunstall & Burslem.

Internally, there are two reception rooms, offering versatile accommodation and two double bedrooms with the rear, having far-reaching views over the city on the horizon. There is a modern style kitchen and bathroom to the ground floor which completes the accommodation. Externally, there is a private fully enclosed rear yard of low maintenance.

Although there is no official parking, there is unrestricted parking within the street, subject to availability.

Other benefits include UPVC double glazing and gas central heating. This property ideal investment, first time buy or for those looking to downsize.

Offered for sale with no upward chain.



Lounge 11' 2" x 10' 3" (3.40m x 3.12m)

Having double glazed window to the front aspect, UPVC double glazed front entrance door, radiator. Built in storage cupboard to chimney recess. Original coved ceiling.

Vestibule

Having under stairs, store cupboard.

Dining Room 12' 2" x 11' 1" (3.71m x 3.38m)

Having Upvc window to the rear aspect, radiator, feature fireplace with electric fire. Stairs off to 1st floor landing.

Kitchen 10' 11" x 11' 1" (3.33m x 3.38m)

Having range of white wall mounted cupboard and base units with fitted work surface over incorporating a composite 1 and a half bowl single drainer sink unit with mixer tap over. Space and gas connection for cooker, plumbing for washing machine, UPVC double glazed window to the rear aspect, gas, central heating boiler, tiled floor, part tiled walls.

Vestibule

Having Upvc double glazed side, entrance door, tiled floor, access to loft space.

Ground Floor Bathroom 7' 7" x 5' 11" (2.31m x 1.80m)

Having a white suite comprising of panelled bath, low-level WC, wash hand basin set in vanity storage unit. UPVC double glazed obscured window to the side aspect, radiator, tiled floor, part tiled walls.

First Floor Landing

Giving access to bedrooms.

Bedroom One 11' 1" x 10' 3" (3.38m x 3.12m)

Having Upvc double glazed window to the front aspect, radiator. Built in storage cupboard with access to loft space.

Bedroom Two 11' 1" x 10' 3" (3.38m x 3.12m)

Having UPVC double glazed window to the rear aspect with views on the horizon over the city. Radiator, built in wardrobes.

Externally

Fully enclosed rear yard with rear access gate. Brick built store.



Note:
Council Tax Band: Band A

EPC Rating: Band C

Tenure: believed to be freehold





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