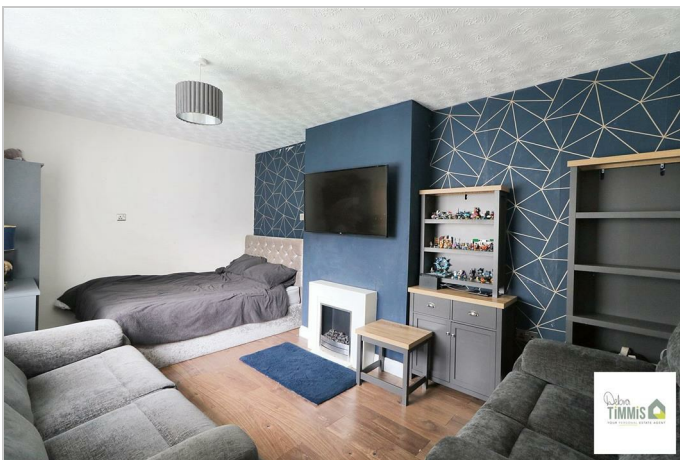


**Bitterne Place Bentilee Stoke-On-Trent ST2 0HD**



**Offers In Excess Of £95,000**



## Bitterne Place, Bentilee, Stoke-On-Trent, ST2 0HD

If a property in a popular location at a fantastic price is what you are looking for -  
Then take a look at this property and search no more! -  
A THREE BEDROOM SEMI that's a great investment opportunity -  
So call us to arrange a viewing and come to see -  
With the potential to be a wonderful family home -  
One where you can make it your very own -  
So without further a do, pick up the phone and call us to take a look -  
We can't wait for you to begin the next chapter of your book!

Looking for your next investment opportunity? This property is currently LET at £370 PCM. This three bedroom semi detached property is situated within a popular location at a fantastic price. Perfect opportunity if you're looking for a project. Located in Bentilee, within close proximity to schools, shops and other local amenities, once updated, this will be a fantastic family home. As well as three decent sized bedrooms, this property also benefits from a good sized kitchen/diner and lounge. Gardens to the front and rear. This is guaranteed to be popular so do not delay, call the team at Debra Timmis to arrange your viewing today.

### Entrance Hall

Stairs off to the first floor. Wood effect laminate flooring. Radiator.

### Lounge

16'3" x 10'4" (4.96 x 3.17)

Double glazed window to the front aspect. Radiator. Wood effect laminate flooring.

### Kitchen/Diner

11'6" x 11'5" (3.52 x 3.48)

Stainless single sink with single drainer. Part tiled splash backs. Radiator. Two double glazed windows. Space for dining table.

### Lobby

Radiator. Storage cupboard. Rear door access.

### First Floor

#### Landing

Cupboard housing gas central heating boiler.

#### Bedroom One

13'9" x 11'6" narrowing to 8'4" (4.21 x 3.52 narrowing to 2.55)

Double glazed window. Radiator,



#### Bedroom Two

10'7" x 10'5" (3.24 x 3.19)

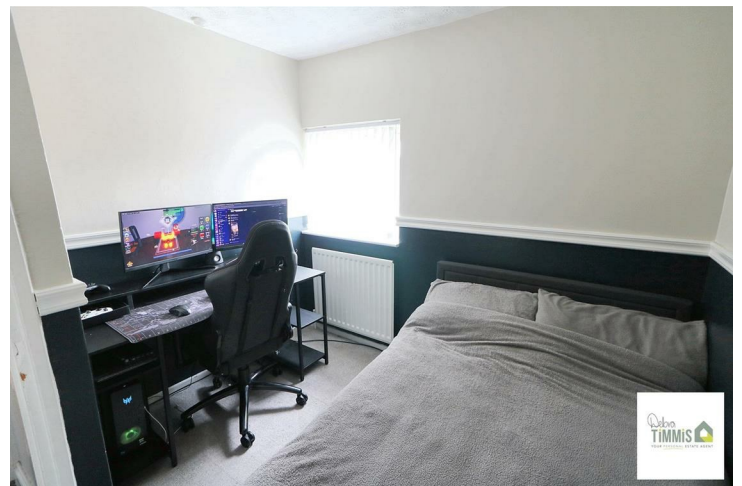
Double glazed window. Radiator. Laminate flooring.



#### Bedroom Three

10'5" max x 8'9" (3.19 max x 2.67)

Double glazed window. Radiator.



#### Bathroom

7'8" x 5'6" (2.34 x 1.69)

White suite comprises, panelled bath, pedestal wash hand basin and low level WC. Part tiled splash backs. Double glazed window. Radiator.





### Externally

Gardens to the front and rear. Off road parking.



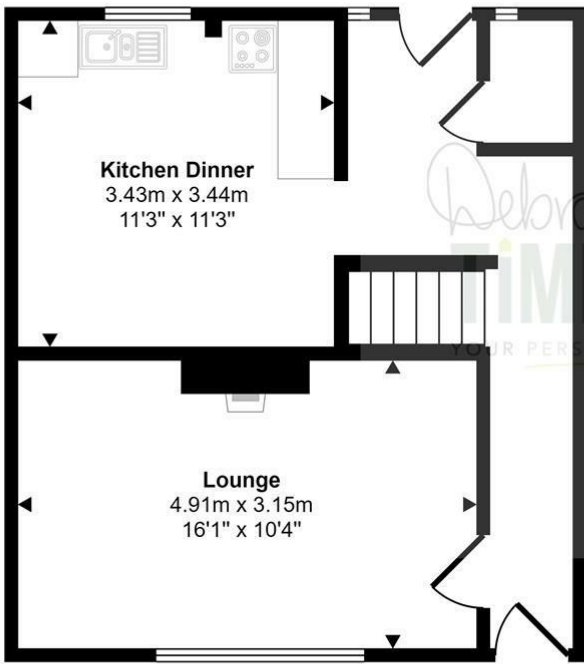
### Agents Notes

Currently LET at £370 PCM, which is below the current average. The tenant has been renting for over 5 years and happy to stay and happy for the rental amount to be increased.

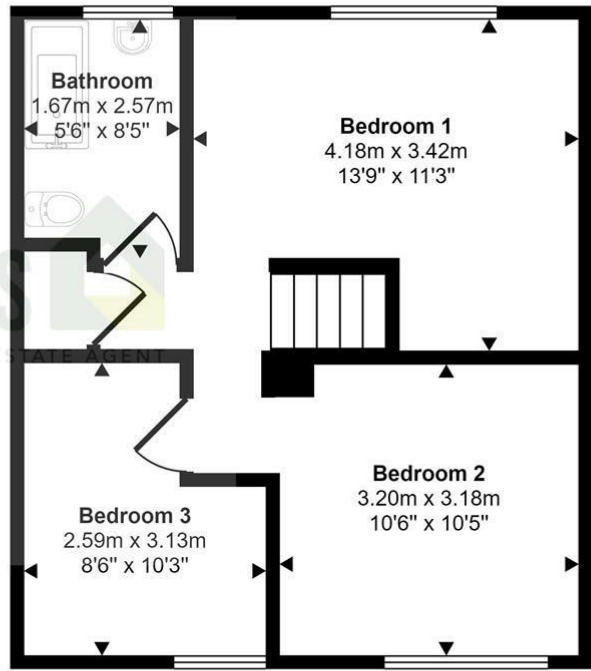




Approx Gross Internal Area  
81 sq m / 869 sq ft

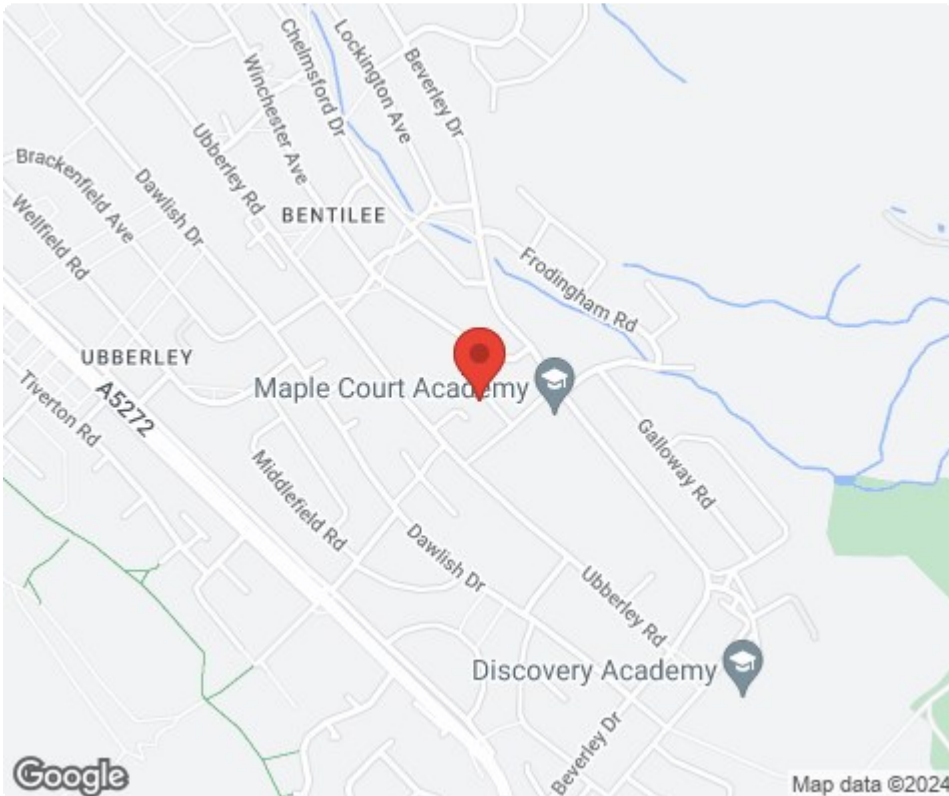


Ground Floor  
Approx 40 sq m / 432 sq ft



First Floor  
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

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