

# Regina Street Smallthorne Stoke-On-Trent ST6 1PJ







Offers In The Region Of £80,000

Are you trying to get your foot on the property ladder? Then don't miss out here or you'll be as mad as a hatter! Or if an investment is what you are searching for Come take a look behind this front door This TWO BED MID TERRACED home could be right up your street Located in Smallthorne and close to amenities, it's a treat So step this way and call us now to view We're waiting to show this great home to you!

Located on Regina Street in the popular area of Smallthorne, this mid-terrace house presents an excellent investment opportunity for those looking to add to their property portfolio. The home features a welcoming open-plan lounge and dining area, perfect for entertaining or relaxing after a long day. The kitchen, lobby, and bathroom complete the ground floor, providing a functional layout that can be easily updated to suit modern tastes.

Upstairs, you will find two well-proportioned bedrooms, offering ample space for rest and relaxation. The property benefits from double glazing and central heating, ensuring comfort throughout the seasons. Situated conveniently close to local amenities and major commuter roads, this home is ideal for those who value accessibility and convenience. With no upward chain, the property is ready for immediate occupancy, making it an attractive option for both firsttime buyers and seasoned investors alike.

We highly recommend viewing this property to fully appreciate its potential and the opportunities it presents.

# **Ground Floor**

# Open-Plan Lounge/Diner

23'6" x 12'6" narrowing to 9'4" (7.17 x 3.83 narrowing to

Double glazed windows to the front and rear aspect. Two radiators. Useful storage cupboard. Access to the stairs to the first floor.





# Kitchen 8'2" x 5'10" (2.49 x 1.79)

Wall mounted unit, worktop. Plumbing for automatic Bedroom One washing machine. Stainless steel sink with unit below. 12'7" x 11'3" (3.86 x 3.43) Space cooker and fridge/freezer. Double glazed window Double glazed window. Radiator. to the side aspect.



## Lobby

Useful storage cupboard. Upvc door to the side aspect.

### **Bathroom**

5'7" x 5'6" (1.72 x 1.68)

White suite comprises, panelled bath with Triton shower unit over, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window to the side aspect. Radiator.



**First Floor** 

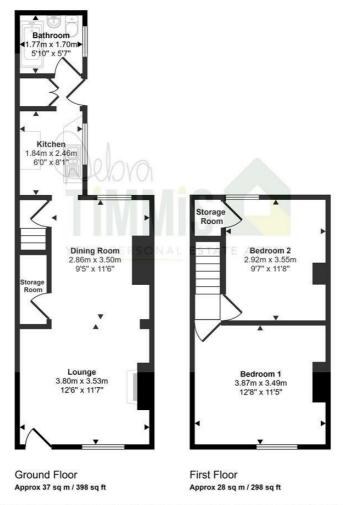


Bedroom Two 11'8" x 9'6" (3.58 x 2.90) Double glazed window. Radiator.

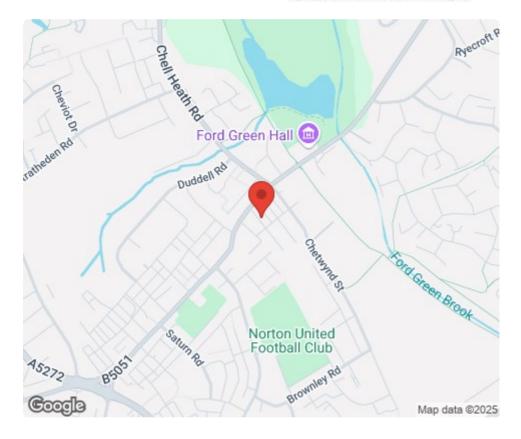


Externally Enclosed rear yard with pedestrian access.

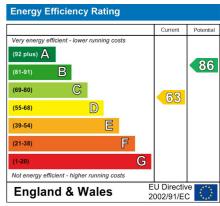




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Tenure: Freehold Council Tax Band:



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