

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 first-time 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 2.87)

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 washing machine. Stainless steel sink with unit below. Space cooker and fridge/freezer. Double glazed window 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 One

12'7" x 11'3" (3.86 x 3.43)

Double glazed window. Radiator.



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



Externally
Enclosed rear yard with pedestrian access.



Approx Gross Internal Area
65 sq m / 696 sq ft



Ground Floor
Approx 37 sq m / 398 sq ft

First Floor
Approx 28 sq m / 298 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:

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | 63 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.