

**Hanley Road Smallthorne Stoke-On-Trent ST6 1RD**



**Offers In The Region Of £85,000**

## Hanley Road, Smallthorne, Stoke-On-Trent, ST6 1RD

First time buyers, couple's and investors this one's for you  
So grab your phone and call to view  
An End terrace in popular Smallthorne, near the shops  
Available at a great price, you really want to hop  
There's TWO DOUBLE BEDROOMS to rest your head  
And a rear yard with room for a shed!  
So don't waste your time looking around  
Beautiful homes such as this aren't easily found!

Located on Hanley Road, Smallthorne, this charming end terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming reception room that flows seamlessly into a fitted kitchen, creating a warm and inviting space for relaxation and entertaining. With two well-proportioned bedrooms, this home is perfect for small families or those looking to downsize. The ground floor bathroom adds to the convenience of the layout, ensuring that all essential amenities are easily accessible. The property benefits from double glazing and central heating, providing comfort throughout the year.



Outside, a rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting gatherings. The location is particularly advantageous, as it is situated close to local amenities, making daily errands and leisure activities easily manageable. Importantly, this property is offered with no upward chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to invest or find a new home, this end terrace house on Hanley Road is a fantastic choice that combines practicality with potential. Don't miss the chance to make this delightful property your own.

### Lounge

11'6" x 10'11" (3.51 x 3.34)

Upvc door and double glazed window to the front aspect. Radiator. Laminate flooring.

### Kitchen

11'3" x 10'0" to chimney (3.45 x 3.05 to chimney)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Space for appliances. Extractor hood. Cupboard housing gas central heating boiler. Stainless steel sink and single drainer, mixer tap. Useful under stairs storage cupboard. Access to the stairs to the first floor.

### Lobby

Upvc door to the side aspect. Radiator.

### Bathroom

8'4" x 5'10" (2.55 x 1.78)

Suite comprises, panelled bath with shower attachment, wash hand basin and WC. Part tiled walls. Radiator. Double glazed window.



### First Floor

#### Bedroom One

11'7" into alcove x 10'11" (3.54 into alcove x 3.35)

Double glazed window. Radiator.





**Bedroom Two**  
11'7" x 11'4" (3.55 x 3.46)  
Double glazed window. Radiator.



**Externally**  
Rear yard with pedestrian access.





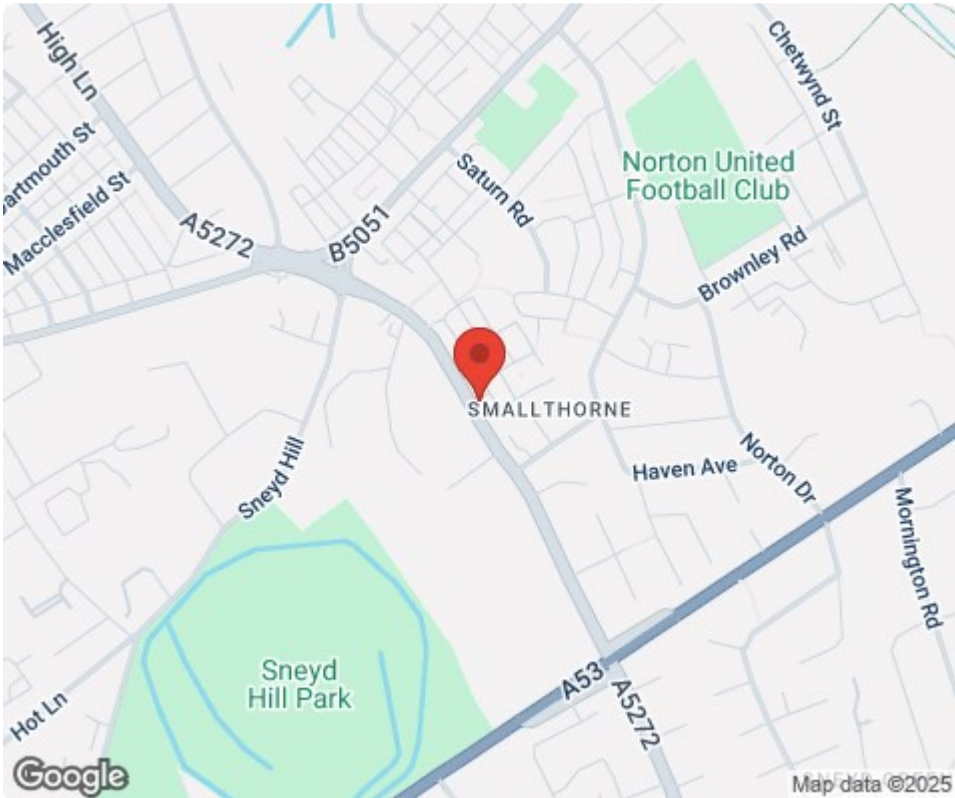
Approx Gross Internal Area  
65 sq m / 696 sq ft



Ground Floor  
Approx 36 sq m / 389 sq ft

First Floor  
Approx 29 sq m / 307 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
England & Wales	EU Directive 2002/91/EC	

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