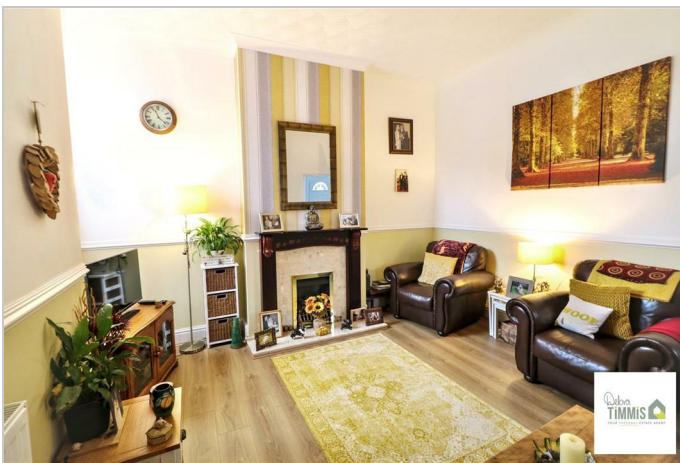


Coseley Street Smallthorne Stoke-On-Trent ST6 1LJ



**Offers In The Region Of £120,000**

## Coseley Street, Smallthorne, Stoke-On-Trent, ST6 1LJ

Have you been searching for your next new home? -  
With **THREE BEDROOMS** and a **REAR YARD** you can roam -  
In **WALKING DISTANCE** to the local school and shops -  
There's not far to go for the main bus stops -  
A **END TERRACE** with bathroom to the 1st floor -  
**TWO RECEPTION ROOMS**, need I say more? -  
If you think you like it but want to make sure -  
Ring **DEBRA TIMMIS ESTATE AGENTS** and we'll give you a tour!

Located on Coseley Street, Smallthorne, this deceptively spacious end terrace house presents an excellent opportunity for both families and first-time buyers. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering, you are welcomed by a charming entrance hall that leads to a generous lounge and a cosy sitting room, perfect for relaxation or entertaining guests. The fitted kitchen is practical and functional, complemented by a utility room that adds to the convenience of daily living. Additionally, the ground floor features a separate WC, while the first floor is home to a well-appointed bathroom.

The property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year. Outside, a rear yard offers a private space for outdoor activities or simply enjoying the fresh air.

Situated close to local amenities, this home is ideally located for easy access to shops, schools, and transport links, making it a perfect choice for those seeking a vibrant community. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

### Entrance Hall

Composite door to the side aspect. Radiator. Useful storage cupboard with double glazed window to the front aspect. Stairs off to the first floor.

### Lounge

14'10" into alcove x 12'1" (4.53 into alcove x 3.70)  
Double glazed window. Feature surround housing fire. Radiator.

### Sitting Room

12'2" x 11'2" (3.71 x 3.41)  
Double glazed window. Radiator.



### Breakfast Kitchen

13'0" x 10'11" (3.98 x 3.33)  
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Five ring gas hob with extractor hood. Built-in oven. One and a half bowl sink with single drainer. Part tiled splash backs. Quarry tiled floor. Space for breakfast table. Double glazed window. Radiator.

### Lobby

Upvc door to the side aspect. Access to the utility area and WC.

### Utility

7'4" x 5'9" (2.26 x 1.77)  
Plumbing for automatic washing machine. Double glazed window. Radiator. Wall mounted gas central heating boiler.

### Separate WC

5'8" x 2'7" (1.74 x 0.79)  
Double glazed window. Low level WC.

### First Floor

#### Landing

Two double glazed windows. Radiator.

#### Bedroom One

12'2" x 11'2" into alcove (3.71 x 3.41 into alcove)  
Double glazed window. Radiator. Fitted wardrobes.



#### Bedroom Two

12'4" x 9'1" into alcove (3.76 x 2.77 into alcove)  
Double glazed window. Radiator.



**Bedroom Three**

13'1" x 12'11" (3.99 x 3.96)

Double glazed window. Radiator.

**Bathroom**

9'3" max x 5'5" (2.82 max x 1.66)

Suite comprises, panelled bath, mains shower, pedestal wash hand basin and low level WC. Tiled walls. Heated towel rail. Useful storage.



**Externally**

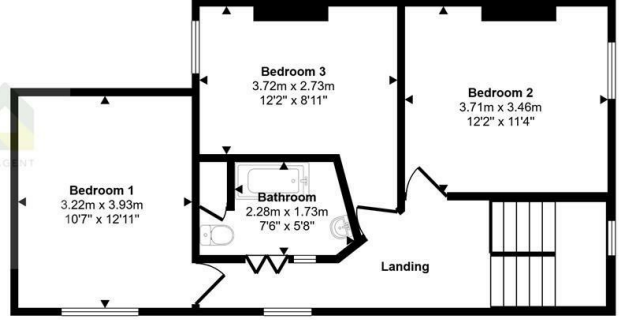
Enclosed rear yard, with seating area.



Approx Gross Internal Area  
120 sq m / 1293 sq ft

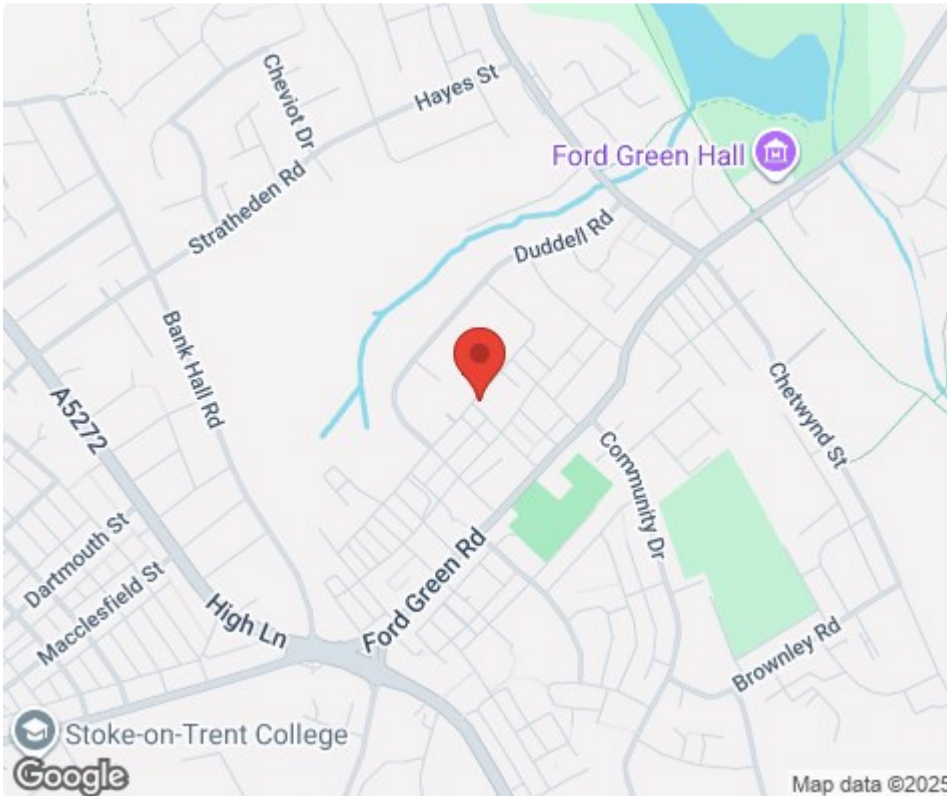


Ground Floor  
Approx 64 sq m / 693 sq ft



First Floor  
Approx 56 sq m / 599 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>		
(69-80) <b>C</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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