

FOR SALE



Matthews Walk, Hanley, Stoke-on-Trent

1 Bedroom, 1 Bathroom, Flat

Auction Guide Price £40,000





OVERVIEW Welcome to this ground-floor flat. This lovely property is up for sale and is in good condition, ready for you to move in or invest.

- Ground-floor flat
- Spacious open-plan reception room
- Modern kitchen with appliances
- Built-in pantry storage
- Generous double bedroom
- Close to city centre
- No Onward Chain

Step inside and be greeted by a spacious, open-plan reception room. This area is perfect for entertaining guests or enjoying a quiet evening in.

The property boasts a modern kitchen, complete with updated appliances. A built-in pantry provides ample storage space, and the open-plan design allows for a seamless transition between cooking and living areas.

The flat offers a generous double bedroom. The room is ample enough to comfortably fit a double bed and still have space for your belongings.

You will find a large bathroom in the property which is well-maintained, further highlighting the good condition of the property.

Located close to Hanley city centre, the flat benefits from excellent public transport links and local amenities. Whether you're looking to invest or searching for a place to call home, this property is an excellent choice.

In conclusion, this open-plan, ground-floor flat is a true gem in a convenient location.

ENTRANCE HALL 21' 9" x 2' 11" (6.64m x 0.90m)
Intercom entry system.

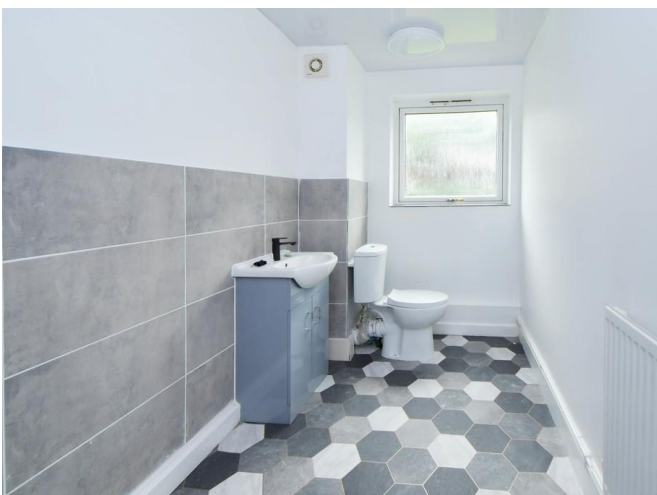
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOUNGE/DINER/KITCHEN 17' 1" x 15' 3" (5.23m x 4.66m) A spacious open plan lounge and kitchen having two double glazed windows to the front elevation, two radiators. The kitchen is fitted with a range of modern wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, two built in storage cupboards.

BEDROOM 11' 10" x 11' 4" (3.61m x 3.46m) Double glazed window to the front elevation, radiator.

BATHROOM 11' 10" x 5' 5" (3.61m x 1.66m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and shower cubicle, double glazed window to the front elevation, radiator.





Ground Floor

All measurements are approximate and for display purposes only

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