

FOR SALE



Shelburne Street, Stoke, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Region Of £120,000


MARTIN&CO



- Three spacious bedrooms
- Double shower unit bathroom
- Kitchen with cellar access
- Two reception rooms
- Ideal for first-time buyers
- Great investment opportunity
- Tenure - Freehold

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OVERVIEW We are thrilled to present this opportunity for sale, this terraced house full of potential and waiting for its new owners to inject their personal style. This property is perfect for first-time buyers, investors, or families looking to create their ideal home.

The house is deceptively spacious with generously proportioned accommodation throughout. It offers three bedrooms, two impressive double rooms and a cosy single room, perfect for a child's room or office space. The bathroom features a double shower unit, a fantastic addition for those busy mornings.

The heart of the home is the kitchen, which boasts access to the cellar. There are also two separate reception rooms, each with its own fireplace, offering a wonderful space to relax, entertain, or spend quality family time. A handy ground floor WC/utility room adds to the amenities of this home.

Despite needing some modernisation, it's easy to see the fantastic potential this property holds to become a truly wonderful family home.

Location-wise, this house is a real gem. It is conveniently located near public transport links, schools, and local amenities, making it perfect for families.

All in all, this property is a fantastic investment opportunity with a lot of potentials.



HALL Entered via a UPVC front door, stairs to first floor.

DINING ROOM 12' 5" x 10' 11" (3.78m x 3.33m) Having double glazed window to the front elevation, wall mounted fire, radiator.

LOUNGE 12' 8" x 11' 6" (3.86m x 3.51m) Double glazed window to the rear elevation, living flame gas fire with feature surround, radiator.

KITCHEN 13' 5" x 9' 0" (4.09m x 2.74m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation, housing gas boiler, door giving access to the rear garden, access to cellar, radiator.

WC White suite comprising; low level WC and pedestal hand wash basin, double glazed window to the side elevation, base storage units with worksurface over, radiator.

BEDROOM 14' 9" x 12' 5" (4.5m x 3.78m) Double glazed window to the front elevation, radiator.

BEDROOM 12' 8" x 8' 7" (3.86m x 2.62m) Double glazed window to the rear elevation, radiator.



SHOWER ROOM White suite comprising; low level WC, pedestal hand wash basin and double shower unit, radiator.

BEDROOM 9' 2" x 6' 5" (2.79m x 1.96m) Double glazed window to the rear elevation, radiator.

CELLAR 12' 5" x 10' 10" (3.78m x 3.3m)

EXTERNAL Enclosed paved yard to the rear.





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

