



Cumming Street | Hartshill | Stoke-on-Trent | ST4 7NT Offers in excess of £100,000

IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY.

This two bedroom mid terrace property is situated in a popular residential location, close to local amenities, schools, major transport/network links and within easy reach of The Royal Stoke University Hospital. The accommodation comprises open plan dining room / lounge, kitchen, rear porch and bathroom to the ground floor with two good sized bedrooms to the first floor. Gas central heating, double glazing and a rear yard. Viewings are strongly recommended. No upward chain.



Property Description

This two bedroom mid terrace property is situated in a popular residential location, close to local amenities, schools, major transport/network links and within easy reach of The Royal Stoke University Hospital.

The accommodation comprises open plan dining room / lounge, kitchen, rear porch and bathroom to the ground floor with two good sized bedrooms to the first floor. Gas central heating, double glazing and a rear yard. Viewings are strongly recommended. No upward chain.

DINING ROOM

11' 3" x 9' 4" (3.43m x 2.84m) Double glazed entrance door and windows to the front elevation, radiator, coving to the ceiling and archway leading to the lounge.

LOUNGE

11' 2" x 10' 6" (3.4m x 3.2m) Coal effect electric fire with feature hearth and surround, radiator, coving to the ceiling, television point and double glazed window to the rear elevation.

KITCHEN

8' 2" x 5' 4" (2.49m x 1.63m) Fitted base and wall units, stainless steel sink and single drainer unit. Built in electric oven and gas hob. Radiator and double glazed window to the side elevation.

REAR PORCH

Double glazed entrance door to the side elevation and entrance door leading to the side entry.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level w/c. Radiator, part tiled walls and double glazed window to the side elevation.

FIRST FLOOR LANDING

MASTER BEDROOM

11' 2" x 10' 3" (3.4m x 3.12m) Airing cupboard, radiator and double glazed window to the rear elevation.

BEDROOM TWO

11' 2" x 9' 5" (3.4m x 2.87m) Radiator and double glazed window to the front elevation.

EXTERIOR

To the rear of the property there is an enclosed paved yard with a brick built storage shed.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

www.louistaylor.co.uk

newcastle@louis-taylor.co.uk

01782 622677

%epcGraph_c_1_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements